

Item No. 21**SCHEDULE C**

APPLICATION NUMBER	CB/09/01198/FULL
LOCATION	Alameda School, Station Road, Ampthill, Bedford, MK45 2QR
PROPOSAL	Full: Single storey side entrance. Additional works to extend existing enclosed hard surface play area.
PARISH	Ampthill
WARD	Ampthill
WARD COUNCILLORS	Cllr P Duckett & Cllr G Summerfield
CASE OFFICER	Clare Golden
DATE REGISTERED	26 June 2009
EXPIRY DATE	21 August 2009
APPLICANT	Alameda Middle School
AGENT	CUBE Building Consultancy
REASON FOR COMMITTEE TO DETERMINE	Land owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Conditional Approval

Site Location:

The application site lies to the north of Station Road and south of Woburn Street within the settlement envelope for Ampthill. The site comprises of a range of modern school buildings forming Alameda Middle School which is located just north of The Firs Lower School.

The Application:

This application seeks permission to extend the existing reception area at the front of the main school building. The extension would be single storey with a depth of 4.2metres, a width of 6.6metres and a height of 3.2metres. The extension would be constructed with a brick finish under a flat, felt covered roof. Also proposed is the extension of the existing hard surface play area to the south of the main school buildings and the erection of a new gated entrance into the play area, and new green mesh fencing to match the existing.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 Delivering Sustainable Development

Regional Spatial Strategy

East of England Plan (May 2008)

Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

Bedfordshire Structure Plan 2011

Mid Bedfordshire Local Plan First Review 2005 Policies

DPS6: The Built Environment

Planning History

MB/08/00135/CM	Extension to form enlarged hall and music room and provide music practice rooms and a store.
MB/04/00913/CC	CC: Installation of two double temporary classroom units and one single temporary classroom unit on unused land immediately alongside the existing school buildings.
MB/03/01329/CC	County Council: Extensions to form hall, music room, science labs and 5 classrooms and relocate 2 temporary classrooms.
MB/03/00489/CC	County Council: Extensions to form hall, music room, science labs and 5 classrooms and relocate 2 temporary classrooms.
MB/00/00912/CC	COUNTY COUNCIL: RETENTION OF DOUBLE TEMPORARY CLASSROOM UNIT.
MB/98/01687/CC	COUNTY COUNCIL: CLASSROOM EXTENSION, DETACHED CLASSROOM BLOCK AND EIGHT ADDITIONAL CAR PARKING SPACES.
MB/97/00792/CC	COUNTY COUNCIL: SITING OF TEMPORARY CLASSROOM UNIT.
MB/96/00543/CC	COUNTY COUNCIL - REG 3: INSTALLATION OF DOUBLE TEMPORARY CLASSROOM.

Representations: (Parish & Neighbours)

Parish/Town Council Support the application.

Neighbours No comments received.

Consultations/Publicity responses

Environmental Health No objections.
Highways To be reported.
Access Officer To be reported.

Determining Issues

The main considerations of the application are;

1. **Impact on the character and appearance of the surrounding area**
2. **Impact on the neighbouring amenity of surrounding properties**

Considerations

1. Impact on the character and appearance of the surrounding area

The school site is located approximately 160metres to the north of Station Road and thus is not visible within the streetscene. A belt of mature trees creates a buffer between the school and residential properties to the east. The visual impact of the proposed alterations would therefore be limited from within the site.

The proposed extension to the existing reception area is required to provide a more identifiable entrance and separate parents from the school area, according to the applicants. This would be a modestly sized extension with a design and proposed materials considered to be in-keeping with the character and appearance of the main building. However, as the external finish is to be of brick "slips" a sample will be requested for approval.

The proposed extension to the existing hard surface play area would increase the floor area by 252sqm, bringing it closer to the access drive and in line with the play area directly to the south. The erection of green metal mesh fencing along the new east side boundary would match the existing fencing throughout the site and it is not considered that this would appear overly visually prominent. This can also be controlled by condition.

2. Impact on the neighbouring amenity of surrounding properties

The nearest residential properties to the application site lie approximately 70metres to the east. Due to this distance and the good level of screening afforded to the rear of these properties, the proposals will not impact on the residential amenities of these properties.

Reasons for Granting

The proposal is in conformity with Policy DPS6 of the Adopted Mid Bedfordshire Local Plan 2005; and PPS1: Delivering Sustainable Development.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 All external works on the extension hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building. A sample of the material to be used for the external walls of the extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 3 The fencing to the extended play area shall be constructed of green mesh of a height, pattern and finish to match the fencing to the existing adjacent play area.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing play area and the visual amenities of the locality.

Notes to Applicant

1. The applicant is reminded that planning permission will be required for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure if:

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed one metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed two metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in sub-paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater

This is in accordance with Class A, Part 2, 'Minor Operations', of the Town and Country Planning (General Permitted Development) Order 1995.

DECISION

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