

## SCHEDULE C

<b>APPLICATION NUMBER</b>	<b>CB/09/05647/FULL</b>
<b>LOCATION</b>	<b>Hadrian Lower School, Hadrian Avenue, Dunstable, LU5 4SR</b>
<b>PROPOSAL</b>	<b>Erection of single storey extension with canopy to increase size of existing classrooms and provision of landscaping to play area.</b>
<b>PARISH</b>	<b>Dunstable</b>
<b>WARD</b>	<b>Icknield</b>
<b>WARD COUNCILLORS</b>	<b>Cllr John Kane &amp; Cllr David McVicar</b>
<b>CASE OFFICER</b>	<b>Gill Claxton</b>
<b>DATE REGISTERED</b>	<b>26 August 2009</b>
<b>EXPIRY DATE</b>	<b>21 October 2009</b>
<b>APPLICANT</b>	<b>2C Design Consultants</b>
<b>AGENT</b>	<b>2C Design Consultants</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>The land is owned by Central Bedfordshire Council and there is an unresolved objection from a third party.</b>
<b>RECOMMENDED DECISION</b>	<b>Grant Planning Permission</b>

### Site Location:

The application site lies on the south western side of Hadrian Avenue and comprises a single and two storey school building in the south eastern corner of the site with hard surfaced play ground area to the north and playing fields to the west. The school site is enclosed by 1.8m high palisade fencing.

Residential properties in Hadrian Avenue and Carterweys abut the north-eastern boundary; the Willow Nursery School and dwellings in Goldstone Crescent adjoin the north western boundary; Linsell House and grounds (a residential care home) lies to the south west while Ridgeway Avenue Recreation Ground is situated to the south east.

### The Application:

Planning permission is sought for the erection of a single storey extension on the south eastern elevation of the building to enlarge two of the existing classrooms, with a fixed canopy attached to the extended classrooms and a new path with landscaped area to the south east of this.

The proposed single storey extension would measure 16m wide by 2m deep to a maximum height of 3.2m. The canopy/shade would measure 17m wide by 3m deep.

In support of the application it is stated that the school wishes to expand the current foundation and Year 1 classrooms and to create an external, shaded play and teaching area.



## **RELEVANT POLICIES:**

### **National Policies (PPG & PPS)**

PPS1 - Delivering Sustainable Development

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

ENV7 - Quality in the Built Environment

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

#### **South Bedfordshire Local Plan Review**

BE8 - Design Considerations

### **Planning History**

BC/CC/2007/8	Permission granted for the creation of a disabled parking space
SB/TP/06/1444	Permission for rear conservatory
SB/TP/04/0067	Permission for replacement of boundary fence with new palisade fence
BC/CC/2001/42	Permission for two storey classroom extension and re-siting of temporary classroom
BC/CC/2001/0014	Permission for replacement 1.8m fencing

### **Representations:**

#### **(Parish & Neighbours)**

Dunstable Town Council    No objection.

Occupier of 99 Hadrian Avenue    Objection.

- Proposed developments are neither desirable nor necessary as they should not be required to accommodate the existing pupil numbers.
- Developments must be part of plans to increase the pupil intake.
- This will increase traffic and noise nuisance to local residents. This is already an issue for which complaints have previously been made to the school on a number of occasions.
- There is also noise and disturbance from the constant clanging of school gates. The school states that there are no funds available to address this, but there are funds for extensions and landscaping.
- Notification letters have only been sent to the property immediately adjacent to the school. As the disruption would be more widespread properties as far as the junctions with Ridgeway Avenue and Duncombe Drive should have also been notified as these will be affected by construction traffic and increased parents/pupils.



- Lack of widespread neighbour notification is just a way of avoiding too many potential complaints.

## **Consultations/Publicity responses**

Education

No objection.

## **Determining Issues**

The main considerations in the determination of the application are:

1. Principle of development
2. Design & external appearance considerations
3. Impact on amenity of neighbouring properties
4. Other matters

## **Considerations**

### **1. Principle of development**

The principle of the development is acceptable in this location. No specific Local Plan land use allocations are applicable to this location. The site does not lie within a designated Conservation Area or Area of Special Character. The school building is not Statutorily Listed.

### **2. Design and External Appearance considerations**

The materials of construction would comprise brick and block for the walls with a flat roof construction for the roof, which would match that of the existing building. The fixed shade would be made from GRP (glass reinforced plastic). The existing paved courtyard currently situated outside the classrooms would be removed and replaced with a redesigned concourse with grass. There would be additional landscaping between the new rear concourse and the rear perimeter fencing.

The proposals would have some limited visual impact from the adjacent Ridgeway Avenue Recreation Ground but the single storey nature of the extension and canopy and the accosted landscaping would mean that the development would not appear visually intrusive.

It is considered that the design and external appearance of the extension and other associated works would be in keeping with the external appearance of the existing school building. There would be no adverse visual impact on the character and appearance of the school site and locality generally.

It is recommended that conditions be imposed to secure details of a landscaping scheme and the paving for the new concourse area in the interests of visual amenity.

### **3. Impact on amenity of neighbouring properties**

The closest residential properties to the proposed works are situated at 101 Hadrian Avenue and 45 - 49 Carterweys. These properties are separated from the development by the existing school buildings and the swimming pool. There would be only limited views of the proposals and due to the distances involved, in excess of 35m from the rear garden boundaries, there would be no loss of



amenity in terms of loss of sunlight or daylight, privacy or overbearing effect. Similarly, the residents of Linsell House and occupiers in Goldstone Crescent would not be adversely affected by the proposals due to the distances involved.

The concerns of the occupier of No. 99 Hadrian Avenue are noted. The Design and Access Statement submitted with the application confirms that the proposals are not intended as part of an expansion of pupil numbers but to improve the teaching and play facilities for children in Reception and Year 1 classes to provide a 'wet floor' area within the classrooms and a shaded/covered external play area. The proposed extension would comprise the width of the existing classrooms, 17.2m by just 2.0m deep and is therefore considered to be modest in size and scale.

It is acknowledged that there is traffic congestion and noise in the vicinity of the school site at morning drop-off and afternoon collection. Congestion and noise at school drop off and collection is an inevitable feature of the area surrounding schools, is of relatively short duration and is not of itself a reason to withhold planning permission.

**4. Other matters**

The application was publicised by the direct notification of those properties having a common boundary with the school site and the display of a site notice. Additional neighbours close to the main school entrance on Hadrian Avenue were also notified. While this did not include all properties down to the junctions with Duncombe Drive and Ridgeway Avenue as suggested by the objector, it did exceed the statutory requirements for neighbour notification and encompassed those thought most likely to be affected by the development. It is considered that this is an appropriate level of publicity given the small scale nature of the proposals.

**Reasons for Granting**

The proposed development complies with national guidance and Policy BE8 of the South Bedfordshire Local Plan Review in respect of the visual impact of the siting, design and external appearance of the development on the character and appearance of the locality generally and the amenity of neighbouring premises.

**Recommendation**

That planning permission be GRANTED subject to the following:

- 1 The development shall begin not later than three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external finish of the walls and roofing materials to be used for the extension shall match that of the existing building as closely as possible.  
REASON: To ensure that the development is in keeping with the existing building.  
(Policy BE8, S.B.L.P.R).
- 3 **Before development begins and notwithstanding the details submitted with the application, details of the materials to be used for the new**



external paved concourse shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

**REASON:** To control the appearance of the development in the interests of the visual amenity of the locality.

(Policy BE8, S.B.L.P.R).

- 4      **Before development begins, a landscaping scheme to include any hard surfaces and earth mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

**REASON:** To ensure a satisfactory standard of landscaping.

(Policy BE8, S.B.L.P.R).

- 5      This permission relates only to the details shown on Drawing Nos 2CD00682LP and 2CD00682PP received 05/08/09 or to any subsequent appropriately endorsed revised plan.

**REASON:** To identify the approved drawings and to avoid doubt.

## **Notes to Applicant**

1.      In accordance with Article 22 of the Town & Country Planning (General Development Procedure) Order 1995 (as Amended), the Council hereby certify that the proposal as hereby approved conforms with the relevant policies of the Development Plan comprising of the Regional Spatial Strategy for the East of England (the East of England Plan and the Milton Keynes and South Midlands Sub-Regional Strategy), Bedfordshire Structure Plan 2011 and the South Bedfordshire Local Plan Review and material considerations do not indicate otherwise. The policies which refer are as follows:

### **Regional Spatial Strategy**

#### **East of England Plan (May 2008)**

SS1 - Achieving Sustainable Development

ENV7 - Quality in the Built Environment

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

#### **South Bedfordshire Local Plan Review**

BE8 - Design Considerations

2.      In accordance with Article 22 of the Town and Country Planning (General Development Procedure) Order 1995 (as Amended), the reason for any condition above relates to the Policies as referred to in the Regional Spatial Strategy (RSS), Bedfordshire Structure Plan 2011 (BSP) and the South Bedfordshire Local Plan Review (SBLPR).



3. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

## **DECISION**

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