

Item No. 21

SCHEDULE C

APPLICATION NUMBER	CB/10/00329/FULL
LOCATION	Everton Lower School, 33 Potton Road, Everton, Sandy, SG19 2LE
PROPOSAL	Full: Single storey rear extension for use as a classroom
PARISH	Everton
WARD	Potton
WARD COUNCILLORS	Cllr Doreen Gurney & Cllr Anita Lewis
CASE OFFICER	Annabel Gammell
DATE REGISTERED	11 February 2010
EXPIRY DATE	08 April 2010
APPLICANT	The Board of Governors Everton Lower School
AGENT	Building Advisory Service Limited
REASON FOR COMMITTEE TO DETERMINE	The application is on land owned by Central Bedfordshire Council and there is an unresolved planning objection
RECOMMENDED DECISION	Full Application - Granted

Site Location:

Everton Lower School is located on the northern side of Potton Road, it is within a village setting to the south west of Everton village centre. The school is relatively small, the site comprises a main school building, staff car parking and a hard play area to the rear, the school uses playing fields on the opposite side of the road. The original school is a pitched roof Victorian building, it is constructed in red brick with a red tile roof. Adjacent to the school building on the eastern boundary are two single storey dual pitched outbuildings.

The Application:

This application seeks permission for an extension to the main school building to provide one additional classroom.

The extension would be approximately 9.4 meters in length, 6.6 metres in width, and have a maximum height of 5.4 metres.

RELEVANT POLICIES:

National Policies (PPG + PPS)

PPS 1 Delivering Sustainable Development (2005)

Regional Spatial Strategy

East of England Plan (May 2008)

Bedfordshire Structure Plan 2011

Not applicable

Core Strategy and Development Management Policies, November 2009

Policy DM3 - High Quality Development

South Bedfordshire Local Plan Review Policies

Not applicable

Supplementary Planning Guidance

Design in Central Bedfordshire, a Guide for Development

Planning History

MB/02/00968/FULL: Single storey side extension forming classroom and covered area

MB/95/00785/FA: Single storey side extension to form classroom

**Representations:
(Parish & Neighbours)**

Everton Parish Council:

Neighbours:

No objections

Objection from 35 Potton Road:

- Does not like the design, believes that the extension should have a flat roof.
- Access to driveway, occasionally blocked or restricted by visitors to the school.
- Moving the boiler will increase problems of smelling fumes in rear garden of property.
- The building will be too close to the oil tank which is a safety risk.
- Concerns that there is not sufficient access to the side of the building, if there was a fire the emergency services would have difficulty getting to it.

Consultations/Publicity responses

Site Notice Posted on 09.03.10:

No comments received

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the surrounding area

2. The impact on the residential amenity of neighbouring properties
3. Any other implications of the proposal

Considerations

1. Effect on the character and appearance of the area

The school has been extended previously, and has a irregular design, this development would be towards the rear of the existing school building. The side of the pitched roof would be visible from the street scene of Potton Road, this view would be at a distance of approximately 22 metres, it would be partially screened by an existing flat roofed extension.

The area where the extension would be located is currently a recessed part of the school building, it is hard paved and forms a small part of the play ground. It is considered that the design of the extension is in keeping with the original Victorian school building and is acceptable both in terms of Policy DM3 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development.

It is considered to be acceptable in design terms because of the traditional complimentary Victorian features such as gable ended pitched roof, which has been kept low to reduce impact upon neighbouring residents. The material would be complimentary to those used on the original school building, which is considered acceptable.

2. Impact on the residential amenity of neighbouring properties

The school site is within a predominantly residential area, but it is judged that due to the scale and design the single storey extension would not significantly impact upon any adjoining residential neighbours. The school is adjacent to numbers 31 and 35 Potton Road, Everton. It is considered that neither of these properties would be significantly effected by the extension. The development would be on the eastern side of the school building, which is closest to number 35 Potton Road.

Loss of light:

The building would be enclosed within the school site, there is currently a close board wooden fence between the school site and the adjacent property number 35 Potton Road, there are outbuildings on this boundary, part of the extension would be located behind one of the single storey outbuildings. The extension would be over 13 metres from the closest dwelling house, and as it is 4.2 metres from the boundary, it is considered that the single storey building would not significantly impact upon the light into this or any other residential property.

Overbearing impact:

It is judged that the development is in proportion with the scale of the buildings on the school site. The school building is an irregular shape, as it has been previously extended, this extension would infill a recessed area of paved amenity land, which would help balance the rear of the school building. It is considered that it would not cause an overbearing impact because it would not extended beyond the existing rear elevation of the school and would make efficient use of the grounds of the school site.

Loss of privacy:

The extension would only be used as a classroom ancillary to school use. It is considered that there would not be any additional overlooking because of the extension. There are the same number of openings within the elevation facing number 35 Potton Road as currently existing, it is judged that even though the windows would be 6 metres closer to the boundary of the property, there would be the same degree of screening as there is currently and the closer proximity would not significantly change the situation.

Outlook:

The extension would be of an acceptable design standard, it is considered that it would not impact upon residential outlook. It could be visible from the rear gardens of properties to the east on Potton Road, but at this distance a development of this relatively minor scale would not impact upon residential outlook.

One letter of objection was received this was from 35 Potton Road:

- Does not like the design, believes that the extension should have a flat roof.

The design is judged to be acceptable, it is complimentary to the original school building, though there is a flat roofed extension adjacent to the proposed development, the roofline adjoins the main school building and therefore it is appropriate for it to reflect this design. In design terms a pitched roof is considered to be more desirable than a flat roof especially when on a site where pitched roofs are already used.

- Access to driveway, occasionally blocked or restricted by visitors to the school.

This development would not constitute an increase in pupil numbers, currently one form is using the main hall, the class using this hall would have a dedicated classroom. Educationally it is more appropriate for the form to have a classroom. Though it is not ideal that parents might park around the school entrance, it does not have any bearing upon this application.

- Moving the boiler will increase problems of smelling fumes in rear garden of property.

The boiler would be moved into an existing outbuilding that is on the school site, this is not a planning consideration.

- The building will be too close to the oil tank which is a safety risk.

This is not a planning consideration, it would be a matter for Building Control to consider.

- Concerns that there is not sufficient access to the side of the building, if there was a fire the emergency services would have difficulty getting to it.

The access arrangements would be similar to the current situation on the school site. Emergency vehicles would access the rear of the school site via the western gate and cross the play ground.

3. Any other implications

There are no other considerations.

Reasons for Granting

The proposed extension would not have a negative impact upon the general character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policy DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is in further conformity with technical guidance, Design in Central Bedfordshire, a Guide for 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 hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

DECISION

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