

**Item No. 19****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/02921/FULL</b>
<b>LOCATION</b>	<b>John Donne Lower School, High Street, Blunham, Bedford, MK44 3NL</b>
<b>PROPOSAL</b>	<b>Erection of new nursery building and extensions to existing school building including replacement windows</b>
<b>PARISH</b>	<b>Blunham</b>
<b>WARD</b>	<b>Northill and Blunham</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Caroline Maudlin &amp; Tricia Turner</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>12 August 2010</b>
<b>EXPIRY DATE</b>	<b>07 October 2010</b>
<b>APPLICANT</b>	<b>John Donne VA Lower School</b>
<b>AGENT</b>	<b>Mr D Beynon</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>An objection to an application on land the council owns</b>
	<b>Full Application - Granted</b>

**Site Location:**

John Donne Lower School was originally built in 1831, this section of the school remains, but it has been significantly extended since this time. The original part of the school is a long white rendered thatched building which faces the High Street, the large part of the modern school building is to the north and east of the thatched section. The school site comprises one school building, a play ground, a staff parking area and a playing field.

The school site is central within the village of Blunham, which is a liner development, the school has a mixture of residential and commercial on the opposite side of the High Street, there are residential dwellings to the north and south and agricultural fields to the east. To the rear of the school site there is a drain watercourse, the whole school site is within Floodzone 3. The whole school site is within the Blunham Conservation Area.

**The Application:**

This application is for a new nursery building which would measure some 14 metres in length, 11.5 metres in width and have a maximum height of 6.5 metres. This building would be located to the south east of the main school building.

The application is also for 2 extensions to the main school building, one to the north east facing elevation, this would be approximately 9 metres in width, 3.2 metres in depth and have a maximum height of 5.5 metres. The second extension would be to the south facing elevation, this would be a small glazing link formed between the existing classroom block and the school hall. The glazing link would be approximately 2 metres in depth, 3.5 metres in width and have a maximum height of 2.9 metres.

## **RELEVANT POLICIES:**

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

PPS 1 Delivering Sustainable Development (2005)  
PPS 5 Planning for the Historic Environment (2010)

### **Regional Spatial Strategy**

East of England Plan (May 2008)  
Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)

### **Bedfordshire Structure Plan 2011**

Not applicable

### **Core Strategy and Development Management Policies, November 2009**

Policy DM3 - High Quality Development  
Policy DM13 - Heritage in Development  
Policy CS15 - Heritage

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

Not applicable

### **Supplementary Planning Guidance**

Design in Central Bedfordshire, a Guide for Development

### **Planning History**

MB/06/01334/FULL Full: Construction of store and canopy  
MB/04/01074/CC County Council: Extension to form library and study area.

### **Representations: (Parish & Neighbours)**

Blunham Parish Council:  
Neighbours:

No comments received  
Objection from 51A High Street, Blunham

- Bring greater traffic to site, parents are thoughtless and often block driveways.
- Accidents have occurred due to access being blocked.

### **Consultations/Publicity responses**

Site Notice Posted on 19.08.10: No comments received  
Advertisement on 27.08.10 No comments received  
Public Protection: No comments regarding application  
Disability Discrimination Officer: No comments with regard to disabled access

Highways Department:	No comments received
Environment Agency:	Require further information
Internal Drainage Board:	No objection
Heritage and Conservation:	No objection
Archaeology:	No objection subject to condition

## 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 significantly previously, and has a irregular design, all aspects of this development would be towards the rear of the existing school building. The extensions and new building would not be visible from the street scene of High Street.

The area where the new nursery building would be located is currently an area of grassed amenity land. It is considered that the extensions and the new nursery building would be acceptable in design terms, as the school has been extended several times before and these additions would be considered in keeping with the style of the current school. Though the original school building is rendered white with a thatched roof, the predominant school building is yellow and black brickwork, providing the materials matched that of the school building is it considered in these discrete locations that an additional building, and extensions to the main school building would be acceptable in design terms. It is judged the development would preserve the Blunham Conservation Area, and is in accordance with Policies DM13, CS15 and DM3 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development.

### 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 extensions and new building they would not significantly impact upon any adjoining residential neighbours. The closest neighbouring property to the new nursery building would be over 40 metres away, on the opposite side of High Street, the main school building would be between these properties.

#### Loss of light:

The building and extensions would be enclosed within the school site, there would be a distance of over 40 metres between the single storey new building/extensions and the closest adjacent residential property, this would be behind an existing part of the school building. It is judged at this distance there would not be any significant impact upon the light into any residential dwelling.

### Overbearing impact:

It is judged that the development is in proportion with the scale of the building on the school site. The school building is an irregular shape, as it has been previously extended, the new building would be appropriately located in a under used area of the school site. The new parts of the school would be over 40 metres from a residential property, this is on the opposite side of the High Street. At this distance it is considered that the single storey buildings and extensions would not cause an overbearing impact upon any residential property.

### Loss of privacy:

The extensions and new building would only be used as classrooms and facilities ancillary to school use. It is considered that there would not be any additional overlooking because of the development. It is judged that residential privacy would be ensured.

### Outlook:

The extensions and new building 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 residential properties, but at this distance a development of this scale would not impact upon residential outlook.

One letter of objection was received this was from 51A High Street Blunham, the property is on the opposite side of the road:

- Bring greater traffic to site, parents are thoughtless and often block driveways.

This provision is to extend the schools facilities, there is currently a nursery operating out of John Donne Lower School, this would be a separate provision allowing the main school to have more space, a separate facility is beneficial to school security as sessional nursery's often have carer's dropping off/collecting children outside of traditional school hours. The small extension to the main building would allow the hall to be large enough to house all school events, currently the hall is not large enough to do this. Therefore it is considered that this development would not being significantly more traffic to the site and there would not be additional teaching staff.

- Accidents have occurred due to access being blocked.

Parents/visitors should not block the highway, John Donne Lower School currently has a Travel Plan, this should encourage sustainable travel to school. The school should be aware of any problems regarding traffic around the site and encourage carer's to travel sustainably and responsibly around, to and from the school.

### **3. Any other implications**

#### Highways:

This issue shall be addressed in the late sheet, with Highway officer comments.

Environment Agency:

Further information required, at the time of report the applicant is in discussion over requirement to mitigate effect of development within the Floodzone. The further information is currently being considered by the Environment Agency.

### Reasons for Granting

The proposed new building and two extensions to the main school building 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 Policies, DM13, CS15 and DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Planning Policy Statement 5 (2010), 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.

- 3 **No development shall take place until the applicant or developer has secured the implementation of a Written Scheme of Archaeological Investigation which has been submitted to and approved by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved.**

**Reason: To safeguard any material of archaeological interest which exists on the site.**

### DECISION

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