

**Item No. 14****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/10/04022/FULL</b>
<b>LOCATION</b>	<b>Sutton Lower School, High Street, Sutton, Sandy, SG19 2NE</b>
<b>PROPOSAL</b>	<b>Full: The erection of a canopy, rooflights and associated works</b>
<b>PARISH</b>	<b>Sutton</b>
<b>WARD</b>	<b>Potton</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Doreen Gurney &amp; Cllr Anita Lewis</b>
<b>CASE OFFICER</b>	<b>Annabel Gammell</b>
<b>DATE REGISTERED</b>	<b>08 November 2010</b>
<b>EXPIRY DATE</b>	<b>03 January 2011</b>
<b>APPLICANT</b>	<b>The Governors of Sutton Lower School</b>
<b>AGENT</b>	<b>DLP Design Ltd</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>An objection was received on land owned by Central Bedfordshire Council</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

**Site Location:**

Sutton Lower School is located on the northern side of High Street, the school is set within a residential road. The school is central within Sutton, it is set back from the road by approximately 12 metres. The school building has been extended previously, the front of the building dates from 1870, it is constructed from buff bricks with red roof tiles, the window and door detail are white, to the rear the school is single storey and flat roofed, this does not reflect the design of the original school building. There is a small tarmac area in front of the school building, enclosed with a low metal fence, to the east and west are residential properties and school playing field to the north.

**The Application:**

This application seeks permission for a canopy to the western facing elevation, two additional velux style windows to the north facing elevation and changes to the fenestration including changing a door to a window, this is also on the western elevation.

The canopy would be 5.8 metres in width, 2.8 metres in depth and have a maximum roof height of 3.5 metres.

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

PPS 1 Delivering Sustainable Development (2005)

## **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

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

Not applicable

## **Supplementary Planning Guidance**

Design in Central Bedfordshire, a Guide for Development

## **Planning History**

P/76/309	Full: Extension to school to provide office. Approved 18th May 1976
92/1414	Full: Erection of a single-storey rear extension to provide additional classroom accommodation.
49/98/478/CC	CC: Classroom extension, including toilets. Objection 12th May 1998.
49/2001/0153	Full: Installation of two velux windows. Approved 11th April 2001
03/00742	Full: Erection of a two-storey infill extensions to side elevation
05//01051	Full: Infill single-storey extension, oil tank relocation and associated works. Withdrawn 28th June 2005
05/01125	Full: Single-storey infill extension (revision to approval 03/00742 dated 26/06/03 for the erection of a single-storey infill extensions to side elevation). Approved 31st August 2005
06/01248	Full: Siting of wooden pavilion. Approved 15th December 2006.
07/01026	Full: Front extension to form office accommodation. Approved 8 <sup>th</sup> August 2007.

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

Sutton Parish Council:  
Neighbours:

No objections  
Objection from number 7a High Street –

- The location of the canopy would be visible from the sitting room of property.
- The height of the canopy is higher than the adjacent properties windows and therefore could block views and light.
- The canopy is plastic and there will be noise created from rain.
- The canopy will be a permanent structure, it would be more appropriate to have a retractable one.

## **Consultations/Publicity responses**

Site Notice Posted on 23.11.10:  
Conservation and Design Team:

No comments received  
The rear facing velux style windows should be of Conservation Area design. Other than this the proposal is considered to preserve the character and appearance of the conservation in accordance with Policy CS15 and DM13 of the Adopted Core Strategy.

Trees and Landscaping:  
Disability Discrimination Officer:  
Public Protection:  
Community Safety Officer:  
Architectural Liaison Officer:

No objection  
No comments  
No objections  
No comments received  
No objections

## **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 an irregular design towards the rear of the site. The canopy would be partially visible within the street scene of High Street, it would be set off the front elevation by approximately 8 metres, and therefore would not appear dominant. The development would be within the Sutton Conservation Area but it is judged that it would preserve the Conservation Area because of the modest proportions, subservient nature and matching materials.

Neither the changes to the windows or the additional “velux” style windows

would be visible from the public realm. It is judged that the design of the development would be in accordance with both Policy DM3 of the Core Strategy and Development Management Policies, 2009 and the technical guidance Design in Central Bedfordshire, a Guide for Development. The Conservation and Design team have suggested the use of Conservation Area velux windows, it is considered that the windows would not be prominent within the Conservation Area and that non-conservation area style would match the existing roof windows on this elevation.

## **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 canopy and the changes to the windows the development would not significantly impact upon any adjoining residential neighbours. The school is adjacent to numbers 7a High Street and 9 High Street. The development is on the western side of the school building and therefore it would not be significantly visible from number 9 High Street. Although it would be close to the boundary with number 7a High Street it is judged that due to the design, materials and modest proportions of the canopy and alterations no residential property would be significantly affected.

### Loss of light:

The building and proposed development would be enclosed within the school site, there is currently a close board wooden fence between the school site and the adjacent property number 7a High Street, this is a height of approximately 1.8 metres. The canopy would be constructed from PVC, and have a maximum height of approximately 3.5 metres, it is considered that the single storey canopy or the additional windows 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 building on the school site. The school building is an irregular shape, as it has been previously extended. This would bring the building closer to the boundary, it would be 2.4 metres from the side elevation of the adjacent dwelling house, behind a close board fence. It is judged that because of relatively small proportions and low roof height it would not cause an overbearing impact upon any residential property.

### Loss of privacy:

The canopy would facilitate all weather play. It is considered that there would not be any additional overlooking because of the canopy. The velux style windows would be orientated upwards and face north, which overlooks the schools playing field, it is considered that this would not significantly impact upon any residential amenity. The change from a glazed door to a window would not significantly impact upon residential privacy, its ground floor level and would not be substantially above the proposed close board fence. Though the fence is noted on the plan it would be permitted development and would not require a planning application.

## Outlook:

The school has been extended several times previously, and the rear of the school building has a utilitarian appearance, it is judged that the design of the canopy and windows harmonises with existing features within the school. The height of the canopy is 3.5 metres which is not unreasonably high, and a similar height to that of the flat roofed part of the main school building.

One letter of objection was received this was from 7a High Street:

- The location of the canopy would be visible from the sitting room of property.
- The height of the canopy is higher than the adjacent properties windows and therefore could block views and light.
- The canopy is plastic and there will be noise created from rain.
- The canopy will be a permanent structure, it would be more appropriate to have a retractable one.

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

There are no other considerations.

## **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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL01, PL02, PL03, PL04, PL05, PL06.

Reason: For the avoidance of doubt.

## **Reasons for Granting**

The proposed canopy and changes to fenestration 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.

## **DECISION**

.....  
.....