

Item No. 11**SCHEDULE C**

APPLICATION NUMBER	CB/11/03099/REG3
LOCATION	Haynes Lower School, Foresters Close, Haynes, Bedford, MK45 3PR
PROPOSAL	Single storey classroom extension
PARISH	Haynes
WARD	Houghton Conquest & Haynes
WARD COUNCILLORS	Cllr Mrs Barker
CASE OFFICER	Samantha Boyd
DATE REGISTERED	30 August 2011
EXPIRY DATE	25 October 2011
APPLICANT	Central Bedfordshire Council
REASON FOR COMMITTEE TO DETERMINE	Objection received to an application made by the Council
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site comprises an existing lower school premises located on the south side of Foresters Close, a residential cul-de-sac, within the village settlement boundary of Haynes. To the west, the school premises adjoin the rear gardens of neighbouring bungalows. To the north the site has a frontage onto Foresters Close from where access is gained. To the south and east the site adjoins open countryside.

The existing school comprises a range of low level buildings, with pitched roofs, with open playing field to the south.

The Application:

The application proposes a single storey extension on the east side of the existing buildings to provide an additional classroom.

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

PPS1 Delivering Sustainable Development

**Regional Spatial Strategy
East of England Plan (May 2008)****Central Bedfordshire Core Strategy and Development Management Policies**

DM3 High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire

Planning History

03/01062	Single storey front/side extension - Approved 06/06/03
07/00145	Single storey extension - approved 02/02/07
80/001551/CC	Erection of replacement school - 31/01/80
80/00151/A/CC	90 Place lower school with provision for 20 place nursery unit, playground, playing field and swimming pool - 21/10/80
99/01116/CC	Extension to form additional classroom - 03/08/99

Representations: (Parish & Neighbours)

Haynes Parish Council	Comments not received at time of preparing report.
Neighbours	One letter received at time of preparing report. Concerned regarding impact of extra traffic due to increase in pupil numbers, already a congested area, size of school is sufficient for needs of the village.

Consultations/Publicity responses

Sport England	Further information is required regarding provision of the netball court which is currently marked out in the location of the proposed extension. A proposed site plan is required showing how a netball court will be accommodated on the remaining hard play area. A site plan has been requested showing the revised layout of the hard play area to show the netball court for further comment by Sport England. Additional comments will be reported on the Committee Late Sheet.
Building Control	No comments regarding disabled access.

Determining Issues

The main considerations of the application are;

1. The effect on the character and appearance of the area
2. The impact on neighbouring amenity
3. Highway safety

Considerations

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

The proposed extension would be located within the school grounds to the east

of the existing school buildings within the existing hard play area. The classroom extension would have a footprint of approximately 73 square metres and would be single storey in height. All external materials would match the existing school buildings as closely as possible.

The extension is required to accommodate larger class groups, expected from 2011/12. The school currently have 93 pupils registered but this number is expected to rise to approximately 100 meaning that the school will operate at full capacity. Currently the school library has been taken out of use to provide an additional classroom. The proposed extension will allow the library to be converted back to its former use and provide the additional classroom with storage and cloakroom areas.

The proposal is located to the east side of the school facing onto open fields. The extension would be barely visible from the school's main entrance and from Foresters Close therefore it is considered that the extension would not result in an adverse impact upon the character and appearance of the area.

2. The impact on neighbouring amenity.

The proposed extension is located centrally within the school grounds. Nearby neighbouring properties are located some distance from the proposal, the closest being approximately 35m away, therefore no adverse loss of light, loss of privacy or overbearing impact would occur as a result of the proposed extension.

3. Highway safety

Although pupil numbers will increase slightly it is not considered that this will have a significant effect on the existing parking arrangements.

Highways Officer's have been consulted on the proposal however to date no comments have been received but will be reported on the Committee Late Sheet.

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.

Reasons for Granting

The proposal would not have an adverse impact on the character of the area or the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, the proposal 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).

DECISION

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