

Item No. 11

APPLICATION NUMBER	CB/12/01391/FULL
LOCATION	Fairfield Park Lower School, Dickens Boulevard, Stotfold, Hitchin, SG5 4FD
PROPOSAL	Classroom extension and alterations
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Saunders & Saunders
CASE OFFICER	Nikolas Smith
DATE REGISTERED	18 April 2012
EXPIRY DATE	13 June 2012
APPLICANT	Central Bedfordshire Council
AGENT	QMP
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	The applicant is the Council and an objection has been received
	Full Application - Granted

Site Location:

A primary school within the Fairfield Park housing estate built from yellow brick with a slate roof. The nearest houses to the part of the school that would be extended are 19m to the west. To the south is a landscaped area with parking. The school has a Travel Plan.

The Application:

The school would be extended at single storey in the southwest corner of the site, There would be an east facing extension that would form an entrance. The addition would be used as an additional classroom.

Relevant Policies:

Core Strategy and Development Management Policies (2009)

DM3 High Quality Development

Planning History:

There is no recent, relevant planning history at the site.

Representations:

Town Council No objection

Resident's Association No comments received

Neighbours One response was received, commenting as follows:

I understand the need to expand the school but parking is already problematic and this application would not improve that situation.

Consultee responses:

Public Protection No objection subject to an informative

Determining Issues:

The considerations in the determination of this application are:

1. Appearance
2. Neighbours
3. Traffic and parking

Considerations

1. Appearance

The extension would be of an appropriate scale and design features would reflect those used in the existing school building. Whilst the addition would extend the line of built development at the site further to the south, this would not cause harm to the appearance of the area because of the openness of the site and the modest scale of the extension. Materials would be conditioned to match existing.

No harm would be caused to the appearance of the building or the street scene.

2. Neighbours

The extension would not bring the built form of the school any nearer to the neighbours to the west, which would be still be 19m away from the nearest part of the building.

No harm would be caused to living conditions at neighbouring houses.

3. Traffic and parking

No additional parking would be provided at the site and the extension would be used as an additional classroom. However, the school does have an active Travel Plan that encourages sustainable travel and it is not considered that an extension of this size would necessitate additional parking being provided at the site. Plans to extend the school more substantially to the rear will require a more comprehensive reassessment of the travel situation at the school.

No harm would be caused to the safe and free flow of traffic locally by this development.

Recommendation:

That Planning Permission be granted subject to the following conditions:

- 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 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 [M5313/A/277.O, M5313/A/274.A, M5313/A/275.O, M5313/A/332.O, M5313/A/272.O, M5313/A/273.O, M5313/A/276.O and M5313/A/271.O].

Reason: For the avoidance of doubt.

Reason for approval:

The extension would provide valuable additional space for the school, would cause no harm to the appearance of the building, would cause no harm to living conditions at neighbouring houses and would cause no harm to the safe and free flow of traffic. It would be in accordance with the objectives of the NPPF (2012) and Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009).

Note to Applicant:

1. If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant should notify the Local Planning Authority without delay. Any land contamination identified should be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use. Further information can be obtained from Andre Douglas on 0300 300 4404.

DECISION

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