From: Peter Barnett
Sent: 02 September 2014 11:57
To: 'Jane Moseley'
Subject: RE: Herons Dale PS application - WSCC/047/14/SU
Attachments: Report 0998.doc

Dear Jane

Thanks for consulting us on the above application. We have no objection and I have attached my report for your information.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
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Development Management - Delegated Officer Report

Application Number: AWDM/0998/14 **Recommendation – No objection**

Site: **Herons Dale Primary School, Hawkins Crescent Shoreham-By-Sea, West Sussex, BN43 6TN**

Proposal: **Consultation by West Sussex County Council on proposed single storey extension to main school building to provide 2 classrooms and associated facilities. (WSCC Reg 3 application WSCC/047/14/SU)**

Date of site visit: 29 July 2014

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council and is referred to this Council for consultation purposes only. The application is submitted under Regulation 3 of the Town & Country Planning General Regulations 1992.

The site is within the built up area of Shoreham. While accessed from Hawkins Crescent, the extension will sit in the south west corner of the site adjacent to the access road and roundabout serving Holmbush retail park.

The proposal is to construct a single storey extension 23.8m long, 12.9m wide and 7.5m high at its southern end (6.5m high at its northern end due to the change in levels on the site). A raised terrace is to be provided on the east side of the extension. The school is a special school which caters for children aged 4-11 with special support for pupils with specific or severe learning difficulties and/or emotional, social or behavioural difficulties. The extension will include two classrooms, hygiene room, kitchen and sensory room. It will have a pitched concrete tile roof with rendered walls.

Part of the site is currently occupied by a mobile classroom now used as storage. There is a grass bank above a lower playing field and part of the proposals involves the provision of a ramped access to the field. An existing wheelchair swing and its surrounding surface will need to be relocated. Two trees within the site will need to be felled.

Consultations

Under the relevant Regulations, all consultations with statutory and other bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The Environmental Health Officer has no adverse comments

Third Parties: [NB. Representations from Third Parties are made direct to WSCC]

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy ACS1 states that the District Planning Authority will support or permit new education facilities on sites within the built up area. There is no objection in principle to this development.

Visual amenity

The building is not clearly visible when viewed from the access road to the retail park due to existing boundary vegetation. Two trees within the school grounds will need to be felled to accommodate the extension but adequate screening will remain on the site boundary. There is not considered to be an adverse impact on the visual amenity of the locality.

Residential amenity

The nearest residential properties are approximately 65 metres away on the other side of the school playing field to the east. The extension is not considered to result in any harm to residential amenity.

Parking and Access

Additional parking has previously been approved at the school under reference WSCC/045/13/SU (AWDM/0651/13).

Other Issues

The existing playing field will remain with a new ramped access provided.

Recommendation

That West Sussex County Council be informed that the District Council has no objection to the proposal.

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Peter Barnett Date: 1 September 2014

Authorised by: Gary Peck Date: 2 September 2014