Development Management – Delegated Officer Report

Application Number: AWDM/0293/24 Recommendation: APPROVE

Site: St Nicolas And St Mary C E Primary School, Eastern Avenue, Shoreham-by-Sea

Proposal: Repositioning of and minor external changes to plantroom approved under application reference AWDM/1080/23

Date of Site Visit: No material change in circumstances since previous visits

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application follows on from application AWDM/1080/23, under which permission was granted in October 2023 for the refurbishment of an existing classroom block including replacement roof and cladding works and replacement PV array together with erection of new single storey plantroom building. It is the plantroom which is the subject of this application. That application followed on itself from a permission earlier in 2023 for temporary classrooms. Works have commenced on the site.

The application site is located on the western side of Eastern Avenue a short distance from the junction with Upper Shoreham Road to the north. Nearby residential properties are to the south, east and west with mixed uses to the north. Buckingham Close is to the west accessed via Upper Shoreham Road and to the north of the existing playing fields. Buckingham Park school is across the fields to the west.

It is stated that following the grant of the October permission, survey work established that the position of the plantroom was located over a foul drainage drainage system and hence it is proposed that the building is now oriented north-south rather than east-west as previously proposed. The plantroom will now have a floor area of just under 31 square metres with a height 3.33 metres. The previously approved floor area was given as 29 square metres with a height of 3.32 metres.

Planning History:

AWDM/1080/23 - Refurbishment of existing classroom block including replacement roof and cladding works and replacement PV array together with erection of new single storey plantroom building - Approved

AWDM/0649/23 - Erection of two temporary classroom blocks on existing playground, with associated site compound and new temporary access from Buckingham Close - Approved

Consultations:

West Sussex County Highways

No objection

Environmental Health

No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 11, 15 and 29
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

It was concluded previously that the proposed plant room at 29 square metres and just over 3 metres in height was a relatively modest proposal within the arrangement of buildings on the site and in visual terms would have limited impact. Accordingly, planning permission was granted.

The proposed alterations are minor in terms of footprint with the building being just under 2 square metres than previously approved. Its reorientation will have little visual impact. While the southern extent of the building will now be slightly closer to the nearest residential properties to the south east, the gardens of these properties are around 14 metres in depth and therefore it is not considered that the slight re-siting of the building is sufficient to withhold permission.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Full Permission
3. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours

Sundays, Bank and Public Holidays no work permitted
Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
Reason: To safeguard the residential amenity of the area
4. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction. Reason: To avoid undue congestion of the site and consequent obstruction to access.
5. Means of vehicular construction access to and from the site shall be from Buckingham Close only (via the northern section of the playing field).
Reason: To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety
6. Tree protection measures shall be implemented in full throughout the construction period in accordance with all recommendations as set out in the approved Arboricultural Impact Assessment 199729 Rev 2 received 8 August 2023
Reason: To protect existing high value trees in the interests of the local landscape
7. The development hereby permitted shall be implemented in full accordance with the Preliminary Ecological Appraisal unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the provisions of the ecological appraisal are implemented

Is recommendation contrary to letter(s) of representation N

Case Officer: Gary Peck Date: 24 April 2024

Authorised by:James Appleton Date: 24 April 2024