Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1005/13

Site: **Buckingham Park Primary School**

Proposal: **Application under Regulation 3 for two single storey extensions to school building together with new play area , soft landscaping and bollard lighting**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is set out in the description of the application. Adur District Council is a consultee only as West Sussex County Council would determine the application.

The application property is a purpose built single storey school building, with a two storey classroom block. The extensions would provide additional teaching, support and ancillary accommodation in a mix of new build provision and internal alterations.

The surrounding area is residential, just to the north-east of Shoreham town centre.

Relevant Planning History
None

Consultations
Adur & Worthing Councils **Environmental Health**: no adverse comments

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AG1, ACS1
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of school premises is acceptable in principle.

Visual amenity

The school extensions and play area would be situated well within the site away from public vantage point. The scale and design approach of both are of sympathetic and visually integrated to the existing school buildings. There is a mix of styles to these.

There are also new visual improvements to the Hamfield Avenue entrance.

Residential amenity

The extensions and play area are physically removed from immediate neighbours and site boundaries are a mixture of hedgerow and chain link fence, with a number of trees, so invasive overlooking and unacceptable loss of privacy would be avoided.

The point of construction access would result in disruption and noise disturbance during the construction of the development. The point of access is onto a small residential cu-de-sac.

Buckingham Road itself is a narrow road which is well trafficked by vehicles travelling up from the town centre to access Upper Shoreham Road. There is frequent stationary traffic queuing at the railway crossing, and this road also exhibits a good deal of on-street parking on both sides of the road during most of the day. There is very little option otherwise then but to use Buckingham Close as the point of access for construction vehicles. The worst effects to the residents of Buckingham Close are to be controlled by a Construction Management Plan, so the impact upon neighbours would be within the limits of tolerance. It is of note that the Council's Environmental Health team has raised no adverse comments in relation to noise, air quality (including dust and odour) and contamination to the development.

Parking and Accessibility

The enlargement of the school would involve more pupils, which would impact upon the already limited capacity of surrounding streets to accommodate the additional demand.

In an attempt to mitigate against the intolerable parking conditions on street, a travel plan is proposed to encourage trips by non-car means. The school also benefits from being located in a sustainable area, with very good connections to local bus services and Shoreham mainline railway station.

Other Environmental Considerations

Reports have been submitted dealing with protected species and wider environmental aspects to the scheme, of which no objection is raised.

Some trees would be felled to facilitate the development but their loss would be mitigated by additional new native planting.

The mature Poplar trees in the playing field at the end of Buckingham Close are visible from public vantage point. However despite the construction access being proposed at this point the trees appear to be shown on the plans to be kept.

Recommendation

NO OBJECTION for the reason:-

> The proposed development is within the built-up area and would help meet the need for additional education provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan (AG1, ACS1).

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. No development until Construction management plan agreed
4. Soft/hard landscaping to be agreed prior to occupation
5. No occupation until travel plan agreed and implemented upon occupation

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 10-9-2013

Authorised and signed by: Peter Barnett Date: 10 September 2013