Development Management – Delegated Officer Report

Application Number: AWDM/1080/23 Recommendation: APPROVE

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

Proposal: Refurbishment of existing classroom block including replacement roof and cladding works and replacement PV array together with erection of new single storey plant room building

Date of Site Visit: As per application AWDM/0649/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application follows on from application AWDM/0649/23, granted permission in July, for the erection of 2 temporary classrooms pending the refurbishment of the existing block which is the subject of this application. Works have already commenced in respect of the earlier permission and much of the information previously submitted in respect of site access (which is via Buckingham Close) and protection of trees has been resubmitted with this application.

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 the approach to the application is to maintain the appearance of the existing building as much as possible. The existing building is 2 storey and flat roofed and set back from Eastern Avenue but visible in parts through the existing play area.

The proposed changes are summarised as:

- Replacement of existing cladding with Rockwool Rockpanel cladding with colours to match the existing building;
- Replacement of the PIR warm roof single-ply roofing membrane with a warm flat roof construction with proprietary single ply membrane roof covering – colour to match existing as best possible;
- Replacement of white PVCu oddleg frame double glazed windows with white PVCu thermally broken frames with double glazed low-e units;
- Replacement of white PPC aluminium double glazed doors with white PPC aluminium thermally broken frames with double glazed low-e units;

- Replacement of Anthracite PPC aluminium profiled gutters and rectangular downpipes with gutters and downpipes, sized to suit capacity and to match existing aesthetics;
- Introduction of free standing folding roof edge protection system providing a barrier from falling; and
- Existing freestanding PV array on ballast blocks removed and replaced with new PV array to a layout and configuration to match the existing as best possible (subject to avoiding folding roof edge barrier system).

As a result of the additional cladding, the building will project 145mm forward on each elevation compared to the existing. The plant room is proposed to the south east of the existing building.

Planning History:

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

Consultations:

Environmental Health

Initial comments:

Could we please request further details on the noise produced by the new plant - ie the breakout beyond the GRP enclosure from the new plant/ This should include a frequency analysis of the noise produced.

The proposed location is within 15m of number 95's garden and so want to ensure the noise is not a problem at night, especially the frequency characteristics.

Additional information was submitted which stated:

The pump set and water tank do not create any noise unless activated during a time of fire emergency or during testing. Please see the end of the email for additional commentary on that. The UPS system may operate with a low level background hum if in operation. Operation in this case would be a trickle charge to keep the system primed for the eventuality of use. This would not be constant – it would cease when the equipment is fully charged, and only operate as and when the level of charge drops. The other data in the table below shows that the noise that this could generate would be reduced by in excess of 90% by the GRP enclosure.

The Environmental Health Officer further commented:

I can confirm that the proposals are acceptable and I have no objections to the application.

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

Much of the supporting information relating to the operation of the site has already been submitted and approved under planning application AWDM/0649/23 and works have already commenced. In effect, therefore, the only matters under consideration are for the refurbishment of the existing building and the erection of the plant room.

Aside from the additional small projection from the proposed cladding and the folding barrier system, there will be very little difference in the size of the building from the existing. There are already solar panels on the roof and while those proposed will be in a slightly different arrangement, their projection from the roof will be as limited as it is at present. The cladding itself is intended to be the same colour as the existing (grey) and therefore is not considered an objection in principle can be raised to such a replacement albeit a newer cladding may give the building a fresher appearance than at present, albeit it is a relatively recent construction.

The proposed plant room at 29 square metres and just over 3 metres in height is a relatively modest proposal within the arrangement of buildings on the site and in visual terms will have limited impact. As it is located on the south eastern side of the building, it will be located closer to the properties in Eastern Avenue and therefore the main issue during the determination of the application has been ensuring that there is no material increase in noise as a result of the proposal. Following the receipt of additional information as outlined above, it is considered that the proposal will not have any material adverse impact.

The refurbishment of the classroom is important to the future operation of the school and accordingly the proposal is considered to be acceptable.

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. The development hereby permitted shall be implemented in full accordance with the approved Construction Environment Management Plan dated May 2023 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To safeguard the residential amenity of the area
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: 12 October 2023

Authorised by: James Appleton Date: 12 October 2023