Development Management – Delegated Officer Report

Application Number: AWDM/1132/22 Recommendation: Temporary Approval

Site: Sir Robert Woodard Academy, 44 Upper Boundstone Lane, Sompting

Proposal: Installation of two new classroom buildings each containing 2 classrooms and 2 stores on the west side (retrospective)

Date of Site Visit: Not visited. Assessed using applicant's photos, Google Maps and prior knowledge of site

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Retrospective permission is sought to retain two temporary portakabin classroom buildings on the west side of the main school building. Each building contains two classrooms, two small storage areas and a central lobby/cloakroom. They measure 14.7m long, 9.9m wide and 3.2m high. They are located on the playing field to the west of the main school building, approximately 34m from the western boundary. A hardstanding has been created to connect with the existing hardstanding adjacent to the school. There has also been some changes to the ground level around the portakabins with a grassed bank formed on the west side of the playing field.

Planning History:

Numerous applications, including construction of all weather sports pitch (AWDM/1883/15)

Consultations:

West Sussex County Council: The Highways Authority advises that the proposal does not include any alterations to the existing accesses, nor impact existing parking provision. Therefore, the proposed construction is not anticipated to result in a material intensification of movements to or from the site and there are no transport grounds to resist this proposal. Recommend a CMP condition (*NB as this is retrospective this condition is not required*).

Adur and Worthing Councils: Technical Services: Original comments: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objection on flood risk grounds. Surface water drainage- the application includes no details on the proposed means of surface water drainage. The existing site appears to be drained via soakaways, with one soakaway and the drainage network located close to the proposed classrooms. There are no public surface water sewers in this area, it is therefore very important that an infiltrating drainage solution is achieved. A new soakaway serving this new area of impermeable area will be required. If you are minded to approve this application please apply the following condition to ensure that it is adequately drained and does not increase flood risk elsewhere. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Subsequent comments following receipt of additional information:I am satisfied with the information provided in regards to surface water drainage

Public Health: Recommends hours of construction condition (*NB not required as retrospective*)

Southern Water: The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Sompting Parish Council: The Council has no objection to this application – but would like to point out that on the application form question Trees and Hedges, it states no trees or hedges on the development site, but on the proposed plan it states existing trees to be removed (where the classrooms are to be) If this is so, we would hope that replacement trees will be planted nearby.

Sport England: No objection. Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that: 'The proposed development affects only land incapable of forming part of a playing pitch and does not: reduce the size of any playing pitch result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; result in the loss of other sporting provision or ancillary facilities on the site; or prejudice the use of any remaining areas of playing field on the site.' Specifically, although this is not an insignificant area, there appears to have been no formal sports use of this part of the playing field since the school was rebuilt approximately ten years ago. The land is narrow and tapering which limits its potential to be used for playing pitches suitable to cater for the needs of pupils in the

age groups at the school. It is also separated from and not required to facilitate the use of the main pitch areas to the west and east of the school site respectively.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The proposal involves providing additional facilities for a school and can be supported in principle subject to consideration of the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The classrooms are located at the rear (west) of the main building and are not visible from the street. Consequently they have limited visual impact on the wider area. From the rear of the dwellings to the west the classrooms are viewed against the backdrop of the main building and do not cause visual harm. They are also temporary buildings and will be subject to a condition requiring their removal after 5 years.

Residential amenity

The classrooms are sufficiently distant from neighbouring residents to not cause harm. Any activity associated with the classrooms will be negligible when assessed against the general school activity every day.

Trees and Landscape

With regard to the Parish Council's comments, an existing tree in the vicinity of the classrooms has been retained and there are several trees further west and on the boundary with the dwellings to the west. It is not considered that additional tree planting is therefore necessary.

Drainage

The Council's Engineer is satisfied with the surface water drainage scheme.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temporary period

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 October 2022

Authorised by: Gary Peck Date: 18 October 2022