expires
24.04.08.

Development Control – Delegated Officer Report

Application Number: ADC/0746/07 **Recommendation - Application Permitted**

Site: **St Peters Roman Catholic Primary School Sullington Way Shoreham-by-Sea West Sussex**

Proposal: **Canopies on east and north side of buildings, replacement front window and decking area in north-west corner of site**

The Application

The application relates to St. Peters Roman Catholic School, a predominantly two-storey building which is located at the northern end of Sullington Way, within the built up area of Shoreham.

The proposal is for two covered area canopies which would be attached to the east side of the main two-storey building and to the north of a rear northside extension. The proposed canopies would be blue powder coated aluminium framework with a triple walled polycarbonate roof. The east side canopy would be 23m in width by 3.9m in depth and it would be 3.0m in height. The north side canopy would be 10m in width, 3.4m in depth and 3.0m in height.

In addition to the proposed canopies would be a timber decked area in the NE corner of the school playing fields. It would be a segment in shape with a radius of 10m.

To the east and south the school is flanked by residential dwellings in Park Avenue and Sullington Way, to the north and west are the playing fields and staff car park respectively. To the north and west of the proposed decked area are residential dwellings in Park Road and Eastern Avenue.

Consultations and Representations

Director of Services: The Environmental Health Officer has no objection to the proposals.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE11, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, ACS1.

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy ACS1 states that applications for new education facilities within the built up area will be supported provided they do not detract from the existing local urban environment.

Visual amenity
The main two-storey school building is relatively modern with plain brick elevations, and a shallow pitched copper roof. The extension to the north is similar in design but single-storey. The proposed canopies would not be particularly dominant in their scale and it is considered that their contemporary design would complement well the existing building.

Residential amenity
The area that the canopies would cover are already well used hard surface playground areas. The canopies would allow for these spaces to be used during wet weather and provided shade during hot sunny weather. It would also enable the classrooms to effectively increase their teaching space to the outside. The use of the space underneath the canopies would not adversely affect the residential amenity of the houses to the east in Park Avenue.

The proposed decking in the NW corner of the playing fields would formalise an area for playing and teaching at the base of three trees which are to be retained. The properties to the west are separated from this area by a 1.7m high brick wall. To the north the properties in Park Road are separated by a 2.5m high chain link fence and views are available into the rear garden of No's 21 & 19. The applicant proposes to erect a screen fence 1.8m in height to the north of the decked area which would prevent additional overlooking.

The properties to the north are located 17m away and whilst the addition of the decking may intensify the use of the area, it is noted that there are no restrictions in its use at the present time. It is felt that the addition of the screen fence would prevent any adverse effect on privacy that the decked area may have.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, ACS1) and the West Sussex Structure Plan (DEV1, NE11)

Subject to:

1. C1Ci
2. The canopies hereby approved shall be finished in signal blue polyester powder coat colour ref RAL 5005 unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with ACS1 of the ADLP and DEV1 of the WSSP.*
3. C7Ci – amended
   No development shall take place until details of walls and/or fences to be erected on the northern boundary of the decking have been submitted to and approved in writing by the Local Planning Authority and the decking shall not be used until such walls and/or fences have been erected.
   Reason: *In the interests of amenity and to comply with policy ACS1 of the ADLP and DEV1 of the WSSP*

Case Officer: [illegible]
Date: 23.04.08

PB 23/4/08