Development Management - Delegated Officer Report

Application Number:
AWDM/0760/12

Recommendation – No objection to County Consultations

Site: **Seaside Primary School Freshbrook Road Lancing West Sussex**

Proposal: **Consultation by WSCC for provision of one double temporary classroom to provide two teaching spaces for a period of 5 years including a tarmac playground WSCC/038/12/L**

Date of site visit: 26/6/12

Proposal, Site and Surroundings

The application constitutes a 'County Matter' and therefore the decision is made by WSCC and not this Council. The primary school is sited on a corner site within a residential area. There is a large playing field to the south and east of the school and parking on the west side the main entrance is from the north side.

Permission is sought for a single storey temporary class room building providing two classrooms and toilets. Consent is sought for 5 years. The building has a shallow pitched roof up to 3.2 metres high, it is 17.4 metres long and 8.4 metres wide. It is proposed that the building will have a felt grey roof and the walls will be plastic coated metal (wedgewood blue.)

Also proposed is a tarmac playground to the east of the existing playground a low level fence is proposed around two sides of the playground as the land level drops to the north to avoid play equipment rolling down the hill. County have been advised that this siting is necessary as putting the tarmac area to the south would encroach on the pitches on the grassed area.

Consultations

Under the relevant Regulations, all consultations and publicity are carried out by WSCC.

Adur & Worthing Councils: The Environmental Health Officer has advised that they have no objection.

Lancing Parish Council: No objections but Committee felt that the playground could be better located on the site and would be interested to learn of WSCC reasons for its positioning.

Relevant Planning Policies

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, ACS1
PPS1 'Delivering Sustainable Development (ODPM 2005)
National Planning Policy Framework (CLG 2012)

Policies

Policy ACS1 supports proposals for new education facilities on sites within built up areas subject to compliance with other policies in the Local Plan.

Visual amenity and character

The proposed developments will be clearly visible within the street scene due to the site being open onto Old Salts Farm Road to the east. Having said this subject to conditions being attached firstly restricting the fencing on the two sides of the playground to picket and approx 1 metre. Secondly for the details of the materials and finish of the classroom building to be submitted and approved. It is not considered that there will be any adverse impact on the visual amenity and character of the area.

Residential amenity

The site is within a residential area however the proposed class room building and playground are well within the boundaries of the school site. The development is modest in scale in relation to the existing site. There will be no adverse impact on the amenities of the occupiers of the surrounding dwellings.

Recommendation

To inform West Sussex County Council that this Council has no objection to the proposed temporary class room for a period of 5 years and tarmac playground. Subject to suitable conditions to ensure that the fencing around the playground is restricted to low level picket style fencing and that details of the materials and finish of the temporary class room are submitted to and approved by WSCC.

Case Officer: Hannah Barker Date: 24th July 2012

Authorised by: Jo Morin Date: 24 July 2012