Expired

Development Control – Delegated Officer Report

Application Number: ADC/0412/08 **Recommendation - Application Permitted**

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

Proposal: **Single-storey front extension (reception lobby/store), two-storey rear extension (classroom and stairs) with firstfloor corridor extension, and replacement PE store**

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 a single storey in fill extension to the front, south to provide an enlarged reception lobby and office at the front of the school. Also proposed is a two storey classroom extension to the north eastern part of the school which is built on and adjacent to the site of a mobile class room which will be removed from the site. Adjacent to the proposed extension to the east is an existing flat roof, single storey P.E store, this building is to be replaced with a new identical building. Finally a new first floor corridor is proposed over an existing flat roof to connect the new classrooms to the main part of the school.

Consultations and Representations

West Sussex County Council: - The Transport Planning Officer – Local Development would advise that a school travel plan is secured if the proposals are expected to lead to an increase in the number of pupils or teachers. There are no proposed changes to existing access or parking arrangements and therefore no highway safety concerns would be raised by this proposal on the basis that the extension will not lead to an intensification of use. Approval should be subject to standard construction plant and materials condition.

Third Parties: - One letter or support has been received stating that the school is a valued asset to the local community.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE11, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 proposed front canopy and lobby extension are modest in scale and the extension is infilling an existing space. The proposed replacement P.E store will represent no visual change and the first floor corridor extension, although will be visible from properties to the east in Park Avenue, is contained within the scale of the main part of the existing building. The two storey classroom extension to the north eastern side of the school was originally proposed with a flat roof design. Amended plans have been received to show this changed to a pitched roof design with some changes to window detailing and fenestration to improve how the extension relates to the existing scale and design of the main school buildings. The revised design is considered to be acceptable.

Residential Amenity

The main elevation of the school building to be affected is facing onto the rear of the properties in Park Avenue. The two storey extension as with the other extensions will be visible from the surrounding residential properties however there will be a minimum distance of approximately 22 metres between the rear boundary of the dwellings in Park Avenue and the extension proposed. It is therefore not considered that there will be any adverse impact on the amenities of the occupiers of any surrounding properties.

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)

1. C1Ci
2. C9N
3. C12Ei
4. C14A – 13th October 2008

Case Officer.....Date.....13/10/08.

15/10