Development Management - Delegated Officer Report

Application Number: **Recommendation – No objection**
AWDM/1190/12

Site: **Eastbrook Primary School, Manor Hall Road, Southwick, West Sussex, BN42 4NF**

Proposal: **Demolition of former art rooms to allow for 6 new classrooms and associated facilities, a refurbished former art room space into circulation, library and breakout space and new staff room. (WSCC Regulation 3 application)**

Date of site visit: 4 October 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council as a 'County matter' and is referred to this Council for consultation purposes only. The application is submitted under regulation 3 of the Town & Country Planning General Regulations 1992.

Eastbrook Primary School (formerly known as Manor Hall Middle School) is located on the south side of Manor Hall Road within a predominantly residential area. The building is single storey with a flat roof which is separated from the road by a grassed lawn almost 30m deep. There is a line of trees along the frontage and a hedge on the eastern boundary. The building has a main east-west orientation fronting Manor Hall Road with a north-south 'spine' behind, containing various extensions. There is a hard playing area to the south east and a large playing field on the west side.

The proposal consists of the following:-

- The eastern end of the building is to be demolished and a new single storey extension constructed which will protrude beyond the existing front and rear walls of the east-west part of the building. The extension comprises of new classrooms for Reception, Year 1 and Year 2 pupils (Key Stage 1) and is intended to enable the school to organise across two sites rather than three as now (Former Fishersgate First School, Former Manor Hall First and Former Manor Hall Middle).

- Fenced and covered play areas formed by canopies off the extension will be provided adjacent to the extension

- A new staffroom is proposed on the south side of the building

- A new bin store adjacent to the eastern service access

- A new car park for 29 cars is to be provided to the west of the existing entrance drive, together with cycle parking for 30 bicycles (on the east side), a drop off area for the school bus and disabled parking.

- A new hard play area to the south west of the school building, to include tiered mounds for seating

The extension is to be built to achieve a 'Very Good' BREEAM rating. It will be constructed using render/brick with good insulation and levels of daylight.

Consultations

Under the relevant Regulations, all consultations with statutory and other external bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The Environmental Health Officer has no objections

Third Parties: *[NB. Representations from Third Parties are made direct to WSCC]*

Relevant Planning Policies

The South East Plan 2006-2026 (GOSE 2009): CC1, CC4, CC6, BE1, S3
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AP9, AB25-27, ACS1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy ACS1 of the Adur District Local Plan supports new education facilities on sites within the built up area subject to compliance with other policies in the Plan.

Visual amenity

The development will bring the school building forward on the site at its eastern end and, together with the central parking area and associated removal of trees and vegetation by the entrance, will increase the prominence of the built development in the street. However, no trees are shown as being removed along the northern and eastern boundaries adjacent to the extension which will help to soften the impact of the extension in the street scene.

The design of the extension is considered to be simple and in keeping with the existing school building. It is not considered that it will have a harmful effect on the character and appearance of the area.

Residential amenity

None of the proposed works are likely to have a direct impact on residential amenity, being located within the school grounds and sufficient distance from any residential boundary.

The proposed play area and tiered seating on the southern boundary will be at least 13.5m from the nearest residential boundary and 60m from the nearest house. No adverse impact on amenity is anticipated, particularly as those dwellings already abut a grass playing field.

Accessibility and parking

The increased parking provision should help to ease congestion on Manor Hall Road. WSCC Highways will comment internally on the proposal.

Trees and landscaping

The proposal does have some impact on existing trees and boundary vegetation. There is some concern at the potential for loss of the important line of trees along the site frontage. However, the plans show that a 'no dig' construction is to be used when providing the permeable paving in this location. Excavation is stated as being limited to the removal of loose surface material only with existing ground levels maintained. As such, there should be no long term harm to the health of the trees.

The proposed parking area also extends close to the site frontage, resulting in the loss of some vegetation and a lack of space for new planting. This should be raised as a concern, although it is acknowledged that there is a lack of space to accommodate an amendment to the parking layout. Some planting would be beneficial here in street scene terms, however.

Recommendation

That West Sussex County Council be informed that the District Council supports the development in principle subject to the following matter being given further consideration:-

1. Provision of planting along northern boundary to soften impact of car park extension

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 12 October 2012

Authorised by: Gary Peck Date: 12 October 2012