Development Management – Delegated Officer Report

Application Number: AWDM/0758/15 **Recommendation – NO OBJECTION TO COUNTY CONSULTATION**

Site: **St Nicolas and St Mary C E Primary School Eastern Avenue, Shoreham-By-Sea**

Proposal: **Consultation under Regulation 3 for West Sussex County Council for temporary classroom with ramp to south of school buildings.**

Date of site visit: 16.06.15

Neighbours checked: Publicity by WSCC

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The Council has been consulted on a proposal to install a temporary classroom building within the existing School site. The building is to be located on the south east side of the site on existing playing field area. The site is adjacent to the highway (Eastern Avenue) and residential properties in Eastern Avenue.

The class room building is to be single storey and of timber construction with a Moorland Green Plastisol finish. The roof is to be dual pitch timber truss with waterproof membrane. Also proposed is a ramped entrance path with railings. The building will comprise of two class rooms and toilet facilities.

Consultations:

Adur and Worthing Councils: The EHO has the following comments to make: -

I would advise that all works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted.

The applicant should ensure that the external bulkhead lights, particularly the one situated on the south facade of the temporary classroom is angled so it only illuminates the surface intended, ensuring that the spillage of light is kept within your property boundary and does not throw light onto neighbouring properties.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposed extensions can be supported in principle in accordance with saved policy ACS1 which supports the provision of new education facilities on sites within the built-up area.

The temporary classroom building is needed to accommodate an increase in pupil numbers that the school is required to accommodate in the forthcoming year.

Details provided with the application state that the building is temporary and required for 3 years as improvements to the school are to commence within 2 years to accommodate numbers on a permanent basis.

Visual amenity

The building is utilitarian in appearance. Whilst it is acknowledged that the buildings are temporary, the building is clearly visible from the street and would appear 'detached' from the main school buildings and recreation area. Also contributing to the prominence of the building is the very long entrance path/ramp which leads to the front entrance on the north side of the building.

The Design & Access Statement submitted with the application explains the reasoning for the siting of the building as follows:-

- The School do not wish to create a "hiding area" behind a building which could attract children. To this end, it is intended to erect low level fencing between the rear corners of the building and the boundary of the adjacent property. This will have the effect of moving the children's activity away from the residential property;
- The building could be sited closer to the playground but the proposed siting enables a larger grass amenity area to be retained between the temporary building and the playground; the proposed siting reduces the size of the space lost at the rear of the building; it will be less visually intrusive than a building located close to the playground and it creates a buffer zone adjacent to the residential property.

Despite this reasoning, it is considered siting the temporary classroom building further north would be preferable so as to minimise its isolation from the main School buildings and to create a greater separation distance between the building and the boundary with 95 Eastern Avenue.

The buildings would not be an ideal form of accommodation in the long-term owing to their impermanent construction and their physical separation from the main building. If permitted, it is therefore suggested any permission is for a limited period of 5 years.

Residential amenity

The proposed building will be sited 5.5 metres from the boundary with 95 Eastern Avenue. Although there will be no windows in the rear elevation, in view of its height and length (21m) spanning almost the full length of the garden, the presence of the building will have an impact on the rear outlook and enjoyment of the garden creating a noticeable sense of enclosure. It is noted that the area to the south of the classroom building is to be fenced off to prevent it becoming a "hiding area" and in effect would remove activity from this area in order to minimise disturbance to the neighbour. However, this does not overcome concerns about the visually dominant effects of the proposal and the resulting impact on the amenities of the occupiers of No.95.

The current proposal would seem to create an unnecessary impact which could be avoided altogether if the building were re-sited further north or relocated in its entirety.

Recommendation

The Local Planning Authority has no objection in principle to a temporary classroom building. However, **concern is expressed** with regard to the siting of the building due to its relative isolation from the remainder of the School buildings and close proximity and resulting impact on the nearest residential property in Eastern Avenue. Notwithstanding the justification for the siting set out in the submitted Design and Access Statement it is suggested that further consideration is given to securing an alternative siting within the School site, or at the least the increasing the separation distance to the boundary with No. 95 Eastern Avenue.

If permission is granted, **conditions are recommended** as follows:-

1. 5 year temporary permission
2. No windows or other openings in south elevation o building
3. Area between south side of classroom building and boundary with 95 Eastern Avenue to be fenced off with no access to pupils.
4. Hours of Construction
5. Bulkhead lighting angled to avoid nuisance

Case Officer: Hannah Barker Date: 22nd June 2015

Authorised by: Jo Morin Date: 24.06.2015