Development Management - Delegated Officer Report

Application Number: AWDM/0129/22 Recommendation – APPROVE

Site: **St Peters Roman Catholic Primary School, Sullington Way, Shoreham-By-Sea**

Proposal: **New classroom and play area to west side**

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a Primary School within the built up area of Shoreham surrounded by residential properties, accessed via Sullington Way. The buildings are concentrated to the south of the site with the school play space to the north.

Consent is sought for a single storey classroom extension and changes to the play area to the west of the proposed site. The submitted Design and Access Statement advises that the additional space is required to accommodate current pupils to provide a SEN classroom with storage and toilets and the adjacent new play area will be designated to this space.

The site of the extension is currently a soft surface play area which will be removed and a hard surfaced area created on the same area.

Representations

1 representation received from owner/occupier of 142 Eastern Avenue making the following points: -

- Highway safety issues
- Noise
- Additional classrooms will increase issues
- Alarm causing disturbance.

Consultations

Adur and Worthing Councils: -

Private Sector Housing - No comments

Environmental Health - No adverse comment

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (July 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area; the objector has also raised the issue of highway safety.

Visual amenity

The proposed extension and hard surfacing are modest additions to the existing Primary School. The extension is lower level than the existing building and is subservient in appearance. The hardstanding is to replace the existing soft play area and will not remove any grassed area. The development is contained within the existing area of buildings and formal play space; it does not bring development close to the boundaries of the site. It will not be visible within the street scene. There will be no harm to the character and appearance of the locality.

Residential amenity

Residential properties surround the site and the proposed works will be visible from the rear of neighbouring properties along the boundaries of the site. However within the context of the site as a whole the development is modest and will not result in any significant increase in noise, loss of light, privacy or overbearing impact. It is noted that the additional classroom space is created to accommodate a need for the existing pupils and not to increase the number of pupils in the school.

Highway Safety

The additional classroom provision and play area will not result in any impact upon highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match with matching brickwork, doors and felt flat roof, macadam for the hardstanding.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd March 2022

Authorised by: Peter Barnett Date: 22 March 2022