

REPORT SUMMARY

REFERENCE NO.	3/19/1463/FUL		
Webpage:	http://eastdorsetplanning.gov.uk/disclaimer.aspx?returnURL		
APPLICATION PROPOSAL	Proposed new detached single storey classroom with covered decking area		
ADDRESS	West Parley First School, Glenmoor Road, Ferndown, Dorset, BH22 8QE		
RECOMMENDATION	- GRANT subject to conditions (see Section 12 of the report for the full recommendation)		
REASON FOR REFERRAL TO COMMITTEE			
<ul style="list-style-type: none"> Dorset Council is the landowner 			
SUMMARY OF REASONS FOR RECOMMENDATION			
<ul style="list-style-type: none"> The proposal will be of public benefit by creating an additional classroom at the school. There is not considered to be any significant harm to neighbouring residential amenity. There are no adverse landscape impacts. There will be no additional traffic movements generated by the development. There are no material considerations which would warrant refusal of this application. 			
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL			
Not applicable			
APPLICANT	Parley First School	AGENT	Mr Andrew Mooney
WARD	Parley	PARISH/TOWN COUNCIL	West Parley
PUBLICITY EXPIRY DATE	8 September 2019	OFFICER SITE VISIT DATE	15 August 2019
DECISION DUE DATE	2 September 2019	EXT. OF TIME	1 November 2019
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
3/18/0471/DCC	Erect a modular classroom	No objection raised	19.03.2018

3/09/0573/FUL	Continue temporary siting of mobile classroom building for nursery school	Granted	24.08.2009
3/05/0148/FUL	Renewal of temporary permission (3/95/0310) for unit as Montessori Nursery School	Granted	19.05.3200 5
03/02/1541/FUL	Installation of covered area to rear of existing classroom	Granted	28.01.2003
03/02/0164/FUL	Extension of pre-fabricated building to provide additional nursery school place	Granted	25.04.2002
03/95/0310/FUL	Temporary unit for use as Montessori Nursery School	Granted	28.06.1995

1.0 DESCRIPTION OF SITE AND SURROUNDINGS

- 1.01 West Parley First School comprises a collection of single storey buildings; constructed of brick and timber, located in a residential area. Access to the site is from Glenmoor Road with on-site parking provided both along the access route and to the north of the main school buildings.
- 1.02 To the north of the application site, separated by a high hedge and footpath is a nursery and pre-school. To the north of the pre-school is the parking and service area to a small parade of shops in Glenmoor Road with residential flats. To the west and east of the site are the rear gardens to residential properties in Wollaton Road and Ellesfield Drive.
- 1.03 To the south of the main building range are grassed and hard surfaced playing areas. The proposed single storey classroom building would be located to the north of the main school building; on part of a grassed area in use as a playground, and adjacent to a footpath providing access through a pedestrian gate to a Wollaton Road.

2.0 PROPOSAL

- 2.01 This application seeks approval for a detached, prefabricated, single storey timber classroom building with a covered, external decking area. The timber building would have a natural stain finish with a felt shingle roof finish. Internally the building provides an entrance lobby, a classroom, two offices a kitchen area and two toilets of which one is for disabled users. The proposal also incorporates an access ramp. The raised, covered deck will provide an outside learning space.

3.0 SUMMARY OF INFORMATION

Details of Proposed Development:	
Width (approx. metres)	7m
Length (approx.. meters)	14m (building) 5.9m (access ramp)
Height to ridge (min/max, approx. metres)	4m
Height to eaves (min/max, approx. metres)	3.1m
Distance from boundaries (minimum in m)	West with residential properties – 30m
Materials	Natural stain finish timber with felt shingles roof

4.0 RELEVANT PLANNING CONSTRAINTS

Open Space/Recreation
Main Urban Area

5.0 POLICY AND OTHER CONSIDERATIONS

Development Plan:

Christchurch and East Dorset Core Strategy 2014

KS1: Presumption in favour of sustainable development
HE2 Design of new development
HE3 Landscape Quality
LN7 Community Facilities and Services
HE4 Open Space Provision
ENV 3 Pollution and Existing Development

The National Planning Policy Framework (2019)

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably

outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

Section 12 Achieving well-designed places

The requirement for good design set out in section 12; paragraph 127 requires that development should add to the overall quality of the area. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions (para 130).

National Design Guide (2019)

Part 2 – The ten characteristics (A well-designed place)

6.0 LOCAL REPRESENTATIONS

6.01 In addition to letters to neighbouring properties, a site notice was posted on the site on 15 August 2019 with an expiry date for consultation of 8 September 2019.

No letters of representation have been received.

7.0 CONSULTATIONS

7.01 **West Parley Parish Council** - No objection

(All consultee responses can be viewed in full on the website.)

8.0 APPRAISAL

8.01 The main planning considerations are:

- The principle of development
- impact upon the character of the area
- impact on neighbouring amenity
- impact on open space
- Hedge retention

These and other considerations are set out below

Principle of Development

8.02 Both paragraph 14 of the NPPF, and KS1 of the Local Plan place a presumption in favour of sustainable development. This site falls within the urban area of West Parley, identified as a main settlement in Policy KS2 of the Local Plan, being a sustainable location where development is supported. The site is therefore a suitable location for development

Impact on character and appearance

- 8.03 The proposed classroom and covered decking will not be readily visible from the public realm and will have negligible impact on the appearance of the site or locality.
- 8.04 The building will be appropriate in scale in relation to the existing buildings. Although its form and materials differs to the main school building, there is another timber building within the school range. Given its unobtrusive siting and form the proposed building will not detract form or have an adverse impact on the character and appearance of the site or the wider area.

Impact on amenities

- 8.05 No letters or representations have been received from third parties and West Parley Parish Council has raised no objection to this proposal.
- 8.06 The siting, scale and form of the proposed building and deck will ensure that the occupants of the neighbouring residential properties will not experience a loss of light or privacy and the proposal will not appear visually intrusive.
- 8.07 The existing use of the site will not be changed and on account of the separation distances and intervening uses, the proposal is unlikely to result in an increase in noise and disturbance that would harm neighbouring amenity.
- 8.08 To the north of the application site is 'Rainbow's End' a Montessori pre-school facility which has its main building, external play spaces and parking directly adjoining residential gardens. The nursery operates daily from 8am-6pm providing for children below school age.
- 8.09 The proposed decking area would only be used as an outside learning space between 9.00am and 3.00pm, Monday – Friday within term time only. Its use is also weather dependant. Use of the external space will be supervised the intention being to provide a calm environment suitable for learning.
- 8.10 For these reasons the proposal is considered to be acceptable and unlikely to result in an increase in noise and disturbance to occupants of neighbouring residential properties.

Open Space

- 8.11 The proposed classroom will be sited to the far north of the existing school buildings on part of a grassed area and hardstanding currently in use as a playground.
- 8.12 A small section of the grassed area which has several items of external gym equipment located on it would be lost by the proposal, however this is not an area that is encouraged to be used due to the proximity to the boundary of the school grounds. The agent has confirmed that *'the school had already considered the relocation of the gym equipment so that it can be utilised in a*

more convenient position, and be used more widely by pupils during free play times.....

Additionally, the repurposing of this area of land will not restrict the opportunities for pupils to play freely, as it is not utilised unless under supervision due to the proximity to the fence line is generally used as a play space during wet periods where pupils are not permitted on the softer landscaped areas. When the weather is dry and fine the pupils are encouraged to utilise the ground to the rear of the school building which offers over 10,000 sq m of field space’.

Hedge retention

- 8.14 The site plan 1076/701D shows the retention of the existing hedge adjacent to footpath to the north. Nevertheless, it is recommended that condition securing hedge retention be included with this approval in the interests of the amenity and the appearance of the locality.
- 8.15 Whilst the proposed building is indicated to be of a modular design, it is not clear from the submitted details how the building will be supported, however it does appear to be outside the root protection area of the tree on the west boundary.

CONCLUSION

- 8.16 Taking into account the considerations set out above, the application is found to accord with the development plan and national planning policy and guidance. There are not considered to be any matters which would warrant a refusal of planning permission in this case and the application is therefore recommended for approval.

9.0 HUMAN RIGHTS

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

- 9.01 This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

10.0 PUBLIC SECTOR EQUALITIES DUTY

10.01 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

10.02 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements

11 CLIMATE IMPLICATIONS

11.01 The proposed additional classroom will help to future proof the school in terms of facilities/capacity it provides for families in the local area, maintaining it as a viable and accessible educational facility to serve the local community. The proposal is small scale, and sustainable in terms of both its construction and location. For these reasons the proposal it is not considered to have a significant impact on climate change.

12.0 RECOMMENDATION

12.1 **Grant** subject to the conditions set out below

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1076-700 Location plan
1076-701 D Plans and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed entirely of the materials details of which are listed within application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing

4. The boundary hedge adjacent to footpath to the north shall be retained and any plants which are found to be dead, damaged or dying during the first five years shall be duly replaced and the hedge thereafter retained.

Reason: In the interests of the amenity and the appearance of the locality.

Background Documents:

Case Officer: Diana Mezzogori - Curran

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website below:
<http://eastdorsetplanning.gov.uk/disclaimer.aspx?returnURL>

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.