

<b>DELEGATED</b>	<b>AGENDA NO</b>
	<b>PLANNING COMMITTEE</b>
	<b>DATE 8 APRIL 2009</b>
	<b>REPORT OF CORPORATE DIRECTOR, DEVELOPMENT AND NEIGHBOURHOOD SERVICES</b>

**09/0307/LA**

**High Clarence Primary School, Port Clarence Road, Port Clarence  
Erection of new school hall (demolition of existing hall)**

**Expiry Date: 17 April 2009**

### **SUMMARY**

Planning permission is sought for the demolition of the existing school hall at the rear of the school and the replacement with a new school hall and associated store rooms. The proposed hall will be linked to the original school building with access provided from the main corridor and rebuilt kitchen area.

A Design and Access Statement and a Flood Risk Assessment have been submitted with the application.

There have been no objections from consultees or neighbouring residential occupiers in respect of the original proposal. Consultees and neighbours have been reconsulted on the amended scheme and any comments received will be reported at the Planning Committee meeting.

The proposal is to be located on the footprint of the existing school hall with no alteration to existing play area at the site. The building would cover an area of approximately 210 square metres and is single storey having a gable pitched roof. An amended plan has been submitted which has resulted in the height of the roof being lowered from 8.1 metres to a height of 7.1 metres. The windows on the north and west elevations are recessed and now include additional Artstone detailing above the windows and doors.

It is considered that the location of the proposed school hall to the rear of the school is the most suitable location being set back from Port Clarence Road and that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any of the adjacent neighbours and is acceptable in terms of highway safety and does not conflict with policies in the Development Plan.

### **RECOMMENDATION**

**Planning application 09/0307/LA be Approved subject to the following conditions:**

- 01     *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning***

**Authority.**

<b>Plan Reference Number</b>	<b>Date on Plan</b>
0005-ARC1145-01	11.2.2009
0005-ARC1145-03	11.2.2009
0005-ARC1145-05	11.2.2009
0005-ARC1145-08	11.2.2009
0005-ARC1145-10A	30.3.2009

**Reason: To define the consent.**

- 02. During construction of the scheme hereby approved there shall be no operation of plant outside the hours of 8am - 6 pm weekdays and 9am to 1pm on a Saturday and at no other times on a Sunday or bank holiday.**

**Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.**

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan policies GP1.

## **BACKGROUND**

1. The application site is located within port Clarence off Port Clarence Road. The principle school building is located in the south eastern area of the site with the tarmac school play area behind the school building and there is a grass play area to the north east of the site.

There are two access roads into the school site from Port Clarence Road with a designated car parking area located to the front of the school. Open fields and a club building are sited along the northern boundary of the site. Residential properties are located on either side of the site with Holly Terrace to the west and Laburnum Grove and Cedar Terrace to the East.

2. Previous planning approvals include the replacement of existing fencing and gates which was approved In August 2008 (08/1795/LA) and the approval of a prefabricated toy store to the rear of the sports hall (07/2098/LA) which was approved In September 2007. A single storey extension to the nursery and reception was approved in 2003 (02/2653/P)

## **PROPOSAL**

3. The proposal involves the demolition of the existing school hall and the erection of a new school hall and associated store room facilities. The proposed school hall will have a floor area of approximately 150 square metres replacing the previous hall which has a floor area of approximately 139 square metres. The proposal is sited adjacent to the existing tarmac play area of the school which will be unaffected by the proposal. The northern boundary of the site will be approximately 6 metres from the rear elevation of the proposed hall and is open fields. The eastern boundary will be approximately 6 metres from the proposed Hall and approximately 10 metres from the rear gardens of the nearest properties being 1 Cedar Terrace and 21 Laburnum Grove and 17 metres from the rear elevation wall of these properties. The boundary of the site is enclosed by 2.4 metre high palisade fencing.

## **CONSULTATIONS**

4. The following responses have been received from consultees

## 5. Urban Design

### General Summary

Urban Design has no objections

### Highways Comments

This application has no highway Implication

### Landscape & Visual Comments

We have no objections to the development from a landscape viewpoint

## **PUBLICITY**

6. Local residents have been individually notified of the original and amended application. No comments were received in respect of the original scheme. The period for comment on the amended proposal will expire prior to the Planning Committee and any comments will be reported at the meeting.

## **PLANNING POLICY**

7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the saved policies of the Stockton on Tees Local Plan (STLP).

The following planning policy is considered to be relevant to the consideration of this application:-

### **Policy GP1**

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

## **MATERIAL PLANNING CONSIDERATIONS**

8. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity and character and appearance of the area and whether it satisfies the requirements of the Local Plan Policies and Government Guidance.

### **Residential Amenity and Character and Appearance**

9. The proposal is located to the rear of the existing school building with open fields located to the rear of the site. To the east of the school boundary is an area of open space and public footpath running in between the school perimeter and the side elevation wall of 21 Laburnum Grove. The

proposed building will be 7.1 metres high and there would be a separation distance of approximately 25 metres between the side elevation of the proposed school hall and 21 Laburnum Grove. There are no windows on the side elevation of this property and the proposed Hall is to the north west of the property thereby there will be no adverse impact in terms of overshadowing or overbearing on these occupants. Therefore the proposal is not considered to have an adverse impact on the visual amenity or privacy of these neighbours.

10. The remainder of the properties along Laburnum Grove are positioned over 35 metres from the proposal and therefore It is not considered that the proposal will have an adverse Impact on the visual amenity and privacy of these neighbours.

11. The proposal will be visible from the main rear elevations of the properties located to the east along Cedar Terrace. There exists a separation distance of approximately 17 metres from the rear elevation of these properties. Due to the orientation of these properties to the proposed school hall It Is considered that the proposed building is unlikely to have any significant Impact In terms of the visual amenity or loss of privacy to these neighbours.

12. The school playground and field are situated between the proposed building and the residential properties to the west of the site at Holly Terrace. The proposed building will be visible to some of the residents along this street scene however the building will be approximately 90 metres from these properties and is a replacement of an existing building. Therefore it is not considered that the proposal will have a detrimental Impact on the amenities of these properties.

#### Character and Appearance

13. Revised plans have been submitted for the proposal which include elongated recessed windows on the north and west elevations and Artstone detailing above the windows and the doors. Projecting brick String course work has also been added along the north and west elevations to fit In with the character and detailing of the existing school building. The roof materials are now interlocking charcoal grey tiles which match those of the original building.

14. Approval was granted in 2003 for a single storey extension to the side of the original school building which is of modern design and this proposal will compliment the design of the original school building and that of the modern extension.

#### CONCLUSION

16. It is considered that the revised details of proposed hall are acceptable and the site can satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours or visual impact on the area and does not conflict with policies in the Development Plan. Accordingly the proposal is recommended for approval with conditions.

**Corporate Director of Development and Neighbourhood Services**

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**Financial Implications – As report**

**Environmental Implications – As report**

**Legal Implications – As report**

**Community Safety Implications** – As report

**Background Papers** –

Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004),

**Human Rights Implications** - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

**WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Billingham South</b>
<b>Ward Councillor</b>	<b>Councillor Mrs. J O'Donnell</b>
<b>Ward Councillor</b>	<b>Councillor M. Smith</b>