

DELEGATED

AGENDA NO
PLANNING COMMITTEE

24 February 2010

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

10/0021/LA

Hartburn Primary School, Adelaide Grove, Stockton-on-Tees

Single storey extensions to school to provide two new teaching areas, parent's waiting room and toy store. Alterations to access and enlargement of play area

Expiry Date 5 March 2010

SUMMARY

Approval is sought for the erection of 3 no. single storey extensions to provide two new teaching areas and toilets, a parents' waiting room and a toy store to Hartburn Primary School. The proposal also includes alterations to the pedestrian access to allow access from Greens Lane and the repositioning of the existing 1.5m fence of the nursery playground to create a larger playground for all the foundation stage children.

The application is being reported for determination by the Planning Committee due to the floor area of the proposed extensions being above the threshold for determination under delegated powers.

RECOMMENDATION

Planning application 10/0021/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.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>ARC1135.0030.09</i>	<i>6 January 2010</i>
<i>ARC1135.0030.02A</i>	<i>8 January 2010</i>
<i>0030.ARC1135.04</i>	<i>6 January 2010</i>
<i>0030.ARC1135.005A</i>	<i>19 January 2010</i>

Reason: To define the consent.

02. *Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

Reason: To enable the Local Planning Authority to control the details of the proposed development.

03. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1. 00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Reason: To protect the amenity of neighbouring residents

04. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of works.

Reason: To ensure the proper restoration of the site.

INFORMATIVES

The proposed scheme has been considered against the policies and documents identified below. It is considered that the scheme accords with these documents as the proposals do not lead to a loss or amenity for neighbouring residents. It is also considered that the proposals are in keeping with the existing building and does not create an incongruous feature within the surrounding area. There are no material planning considerations, which indicate that a decision should be otherwise, therefore the application is recommended for approval.

The following saved policy of the Adopted Stockton on Tees Plan and associated documents are considered to be relevant to the determination of this application.

Saved Policy GP1- General Principles

PROPOSAL

The application is for the erection of 3 no. single storey extensions to Hartburn Primary School, Adelaide Grove Stockton. There is to be a toy store located on the southwest side elevation facing onto Greens Lane. The toy store will measure 1.8 metres wide and 6.3 metres long by 3.5 metres high

A proposed parent's waiting room is to be created on the rear elevation. The waiting room will be created between two existing sections of the school and will measure 6.5 metres in length and 4.7 metres wide by 2.7 metres high.

The third area to be extended will house two additional classrooms and additional toilets; this will also be on the rear elevation. The proposed classroom extension will extend 10.1 metres out from the rear of the school and will be 15.1 metres wide and have a maximum height of 5.7 metres at the top of the pitched roof. The smaller section of the extension housing the toilets will measure 5 metres by 6.5 metres by 2.7 metres high.

1. The proposal also includes alterations to the pedestrian access. A new access will be located on Greens Lane. This proposal will move the access away from the corner of Adelaide Grove.
2. The existing 1.5 metre high nursery playground fence is to be repositioned to create a larger space for all of the foundation stage children area to play. This will leave the rear playground free for the exclusive use of the primary school children.

CONSULTATIONS

The following Consultees were notified and comments received are set out below:-

3. Acting Head Of Technical Services

Urban Design has no objections.

Highways Comments

This proposal is to accommodate existing staff and pupils and does not affect car parking arrangements therefore we raise no objections.

Landscape & Visual Comments

No comments.

4. Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved.

Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

5. Councillor A Cockerill

I have no comments to add regarding this application.

PUBLICITY

6. Neighbours were notified and no comments were received

PLANNING POLICY

7. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are the saved policies of the adopted Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).
8. The following planning policies are considered to be relevant to the consideration of this application:-
9. 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.

SITE AND SURROUNDINGS

10. The application is Hartburn Primary School located on Adelaide Grove, Hartburn. The site is bounded to the northwest by residential properties on Hartburn Mews, to the north are properties on Levisham Close, and to the northeast are properties on Ingleby Grove. The site is bounded to the east by properties on Brisbane Grove, to the south by properties on Adelaide Grove and to the west is Greens Lane Methodist Church and residential properties of Greens Lane.

MATERIAL PLANNING CONSIDERATIONS

11. The material planning considerations in assessing this application are the potential impact upon the amenity of neighbouring properties, in terms of loss of privacy and appearing overbearing and potential implications for highway safety. Further considerations are the impact of the design of the proposal in relation to the existing building and the character of the surrounding area.

Amenity of neighbouring residents

12. There are residential properties to the north, south, east and west of the site. Due to the location of the proposed extensions the school building will project closer towards the neighbouring properties to the north, west and south of the site.
13. Looking at each element of the application separately.

Classroom extension

14. There will be a separation distance of 14m between the proposed classrooms on the north elevation of the school and the side elevation of No. 18 Hartburn Mews. However, there is an existing mobile classroom situated between the proposed extension and No. 18 Hartburn Mews, which will screen the section of the proposed extension that is closest to No. 18. The distance between the two elements complies with guidance within SPG2. As such it is not considered that the proposed classroom extension will result in a detrimental impact upon the amenity of this neighbouring resident in terms of overlooking or appearing overbearing.
15. The proposed classroom extension will also project further towards the neighbouring properties to the north of the site on Levisham Close. There will be a separation distance of approximately 65 metres to the closest neighbouring property. Therefore it is not considered that the proposed development will result in a detrimental impact upon the amenity of the neighbouring properties to the north.
16. The proposed extension will also be visible from No. 8, 10, 12 and 14 Greens Lane. There will be a minimum separation distance of 52 metres between the proposed classrooms and the residential properties. It is therefore considered that the proposed classroom extension will not have a negative impact upon the privacy and amenity of the neighbouring properties on Greens Lane.

Parent's waiting room

17. The proposed parent's waiting room will be set back 1.3m from the existing building. The proposed extension will not be located any closer than the existing building to the nearby residential properties on Hartburn Mews. Therefore, it is not considered the waiting room will have an impact on the amenity of neighbouring properties to the north on Hartburn Mews.

Toy Store

18. The proposed toy store will project further towards Greens Lane Methodist Church and No. 14 Greens Lane. There will be a separation distance of approximately 32 metres and the store does not contain any windows. As such it is not considered the proposed toy store will result in a detrimental impact on the privacy or amenity of this neighbouring property.
19. The Environmental Health Department have requested that a condition be placed limiting the hours of construction in order to protect the amenity of neighbouring residents.

Enlargement of play area

20. The repositioning of the nursery fence will allow all of the foundation stage children space to play to the front of the school. The extended playground area will be adjacent to No. 73 Greens Lane. The existing playground is currently adjacent to this property. It is therefore considered the repositioning of the playground fence will not worsen an existing situation, in terms of impact on the amenity of this neighbouring property.

Highway Safety

21. The proposed foundation stage classroom extension is to be built to allow more teaching space as the current arrangement of nursery and induction classes is impractical and disorganised. The number of staff and children are not increasing and the proposal does not affect the current car parking arrangements. The Acting Head of Technical Services

