

Recommendation Report for Planning Permission

REF NO: AB/6/22/PL

LOCATION: Arundel Church Of England Primary School
Jarvis Road
Arundel
BN18 9HT

PROPOSAL: Extensions of 2 No existing classrooms and additions to the existing building. This site is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to extend two classrooms on the southern elevation of Arundel Church Of England Primary School to conform with current space standards, along with associated alterations and additions to the existing building.
SITE AREA	7070.00 square metres.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2m high wire mesh fence around school premises.
SITE CHARACTERISTICS	Brick built school building with flat and sloping roofs situated within a north-eastern corner of a spacious plot with the main entrance from Jarvis Close. The large open area to the south - west.
CHARACTER OF LOCALITY	Rural on edge of residential area, surrounded by the South Downs National Park with the only neighbourhood to the north.

RELEVANT SITE HISTORY

AB/81/20/PL	Siting of a modular building to use as a pre-school nursery. This application is in CIL Zone 3 (Zero Rated) as 'other development'.	ApproveConditionally 06-10-20
AB/145/15/PL	Proposed temporary classroom (retrospective planning)	Inc Docs Ret'nd 16-11-15
AB/94/15/PL	Construction of 2 new classrooms with link corridor to main building.	ApproveConditionally 09-09-15

Noted.

REPRESENTATIONS

Arundel Town Hall: No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS: Do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. No objection subject to suggested conditions.

SOUTH DOWNS NATIONAL PARK: Whilst the development would be situated immediately adjacent to the National Park boundary, the single storey extensions would be within the grounds of the school yard, on an area of hardstanding, and given the siting, scale, appearance and context, no concerns are raised with regard to the impact of development upon the National Park or its setting.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The condition suggested is not considered necessary due to the applicants management plan needed for the school site.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary;

Tree Preservation Order;

Adjacent to site of Local Importance for Nature Conservation;

Adjacent to the South Downs National Park boundary.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVSP1	ENV SP1 Natural Environment
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There are no relevant policies in the Arundel Neighbourhood Development Plan relating to this type of development.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**KEY ISSUES**

The key issues are principle, design and visual amenity, residential amenity, highways/traffic and natural environment.

PRINCIPLE

The site is outside of the built up area boundary for which Local Plan Policy C SP1 states development is generally unacceptable unless it falls into a certain category or is otherwise in accordance with a Local Plan policy which refers to a specific use or type of development or if it were to comply with another policy in the development plan.

Whilst the principle of development is contrary to policies in the Development Plan, the use of the site is established and an extension of the existing school facility.

DESIGN AND VISUAL AMENITY

Policy D DM1 of the Arun Local Plan requires the Council have regard to certain aspects including character and scale and policy D SP1 "Design" states that: 'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.'

Policy D DM4 of the Local Plan requires accordance with 5 point criteria when assessing applications for extensions and alterations to existing buildings. Often the best approach is to reflect the style of the existing building.

The Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was adopted on 25th January 2021 and expects extensions to respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. This is best achieved through simple and unobtrusive design.

The extensions would extend class 1 and 2, which are facing to the south, by 3m and the space between these classes would be divided resulting in a new space for lockers and a group space with a direct access to the yard via new bi-folding doors with a canopy above. The fenestration would be the same as existing. The extensions would be small and would be perfectly integrated with the building in terms of siting, massing, design, form, scale and materials. They would not be readily visible in the street scene and would be assimilated into the school building complex.

The development is considered to be acceptable in terms of impact on visual amenity in compliance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District."

Policy QE DM1 seeks to protect against the impacts of new noise generating development. It states that: "Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required."

The site abuts residential properties to the north only and the development is for a partial extension of the south elevation. In terms of physical impact or noise/disturbance on residential amenity there would be no impact on the neighbouring properties due to the position and the nature of the proposed development. It is not considered the development would lead to the increase of noise or cause significant harm to residential amenity.

The development is acceptable in terms of impact on residential amenity in compliance with the Arun Local Plan policies D DM1, QE SP1 and QE DM1.

HIGHWAYS AND PARKING

Arun Local Plan policy T SP1 requires that development allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians. Policy EMP DM1 as set out above requires there to be off-street parking. Regard should be had to para 110 of the NPPF.

The development is small in scale and not anticipated to result in a significant material intensification of movements to or from the site. Access and parking arrangements remain unaffected.

WSCC does not consider the proposal would have an unacceptable impact on highway safety or capacity. For the above reasons the proposal accords with policy T SP1 of the Arun Local Plan and NPPF guidance.

NATURAL ENVIRONMENT

Arun Local Plan policy ENV SP1 states that Arun District Council encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites.

Paragraph 174 of NPPF (2021) requires planning policies and decisions to contribute to and enhance the natural and local environment by: minimising impacts on biodiversity and providing net gains in biodiversity where possible. This paragraph calls for the establishment of coherent ecological networks that are more resilient to current and future pressures.

The site is situated immediately adjacent to the National Park boundary. The South Downs National Park Authority were consulted and raise no concerns with regard to the impact of development on the National Park or its setting due to the scale and position of the proposed single storey extensions on the grounds of the school yard, on an area of hardstanding.

SUMMARY

Given the nature of the proposal it is considered that the proposed development would not have an unacceptable impact upon the significance of the National Park or the amenities of the surrounding area therefore it complies with the development plan and is recommended for conditional approval.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may

arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is in CIL Zone 3 (Zero Rated) as other development.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

2128.26 -01 LOCATION PLAN
2128.26 -04 PROPOSED PLAN, ELEVATIONS & SECTIONS

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.