

Recommendation Report for County Matter Consultation

REF NO: **AW/255/14/WS**

LOCATION: Rose Green Infant School
 Hawkins Close
 Bognor Regis

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the replacement of existing entrance canopy and provision of new canopy outside newly formed classrooms. This application will be determined by WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The new canopy will measure 17m long and has two different widths - 6.65m and 4m. It is 3.63m high at its highest point.
SITE AREA	68m2.
RESIDENTIAL DEVELOPMENT DENSITY	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mix of types of boundary treatment including post and rail, brick walls, chain link and to the front of the school entrance, 1m high green painted railings.
SITE CHARACTERISTICS	Single storey flat roof Infants School with red brick elevations and PVCu fascia boarding. There are car parks to front and side. Bike sheds are also present on the Hawkins Close frontage. A school field is situated to the rear and south of the school building.
CHARACTER OF LOCALITY	Situated within a cul-de-sac of Hawkins Close, the locality is characterised by residential development. This is commonly composed of two storey semi-detached properties and two storey flats.

RELEVANT SITE HISTORY

AW/198/93	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for installation of single mobile classroom with toilet facilities. (This application will be	DPC - WSCC 10-02-1994
-----------	--	--------------------------

determined by the West Sussex County Council)

AW/45/01/	Application under Regulation 3 of the Town & Country Planning General Regulation 1992 for variation of Condition 2 on planning permission AW/198/93 (provision of temporary time period for development) to allow the retention of the relocatable classroom unit at the school by the renewal of the temporary period permission for the development (This application will be determined by W.S.C.C)	ApprvdCond-WSCC 23-04-2001
AW/230/08/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the continued siting and use of a temporary classroom unit. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 11-11-2008
AW/55/11/	Application under Regulation 3 of the Town & Country Planing General Regulations 1992 for the proposal to erect a fence and gates at the front boundary of Rose Green Infants School to prevent vehicle access to safeguard children (This application will be determined by the West Sussex County Council).	No Objection 29-03-2011
AW/303/13/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for amendment of condition 1 of planning application AW/230/08 to allow the continued siting and use of 1No. Temporary Classroom unit. This application will be determined by West Sussex County Council.	No Objection 09-12-2013

None.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

N/A.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A.

POLICY CONTEXT

Designations applicable to site:

Within Built-Up Area Boundary; and
Class C Road.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
Publication Version of the Local Plan (October 2014):	D DM1 Aspects of Form and Design Quality	
	D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)	
	SD SP2 Built-Up Area Boundary	

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Felpham.

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

This application proposes a new steel canopy above part of the school frontage. It is considered that the addition would visually improve and modernise the school frontage and would not affect nearby residential amenity. The new canopy has no impact on parking facilities or on trees. It is therefore recommended that no objection be raised to the application.

RECOMMENDATION

NO OBJECTION