

Recommendation Report for County Matter Consultation

REF NO: **AW/303/13/**

LOCATION: Rose Green Infant School
 Hawkins Close
 Bognor Regis

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

This application considers the continued siting and use of a temporary classroom unit which is located to the northern side of the Infants School. It occupies a footprint which is east of the car park and close to the northern boundary. It measures approximately 12 metres in length and approximately 8 metres in width.

TOPOGRAPHY Predominantly flat.

TREES There are existing trees along the northern boundary but as there are no changes to the position of the classroom, these trees are not affected.

BOUNDARY TREATMENT Wooden post and wire fencing edge the boundaries and extend commonly from one metre in height.

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 determined by the West Sussex County Council)	DPC - WSCC 10-02-1994
AW/62/97/A	Flag on wooden flag pole	Apprvd/Cond ADV 23-05-1997
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

The last time this classroom permission was extended was in 2008 under our ref AW/230/08.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

POLICY CONTEXT

Designations applicable to site:

Within Built-Up Area Boundary

Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 follows on from previous planning permissions AW/198/93, AW/45/01 and AW/230/08 where AW/198/93 was the original temporary consent for this classroom and the two subsequent approvals, extensions to the original temporary period.

As before, it is held that there are no detrimental effects on neighbouring properties particularly with regard to those to the north along Frobisher Road where a separation distance of approximately 25 metres at its narrowest point is retained. The classroom is situated to the east of a staff car park such that it is not particularly visible from the street scene of Hawkins Close to the west. It remains consistent with the educational facilities of an Infants School and appropriate in size and location. Consequently, the classroom unit is considered to not cause demonstrable harm.

It is therefore recommended that no objection be raised to the application.

RECOMMENDATION

NO OBJECTION