

PLANNING APPLICATION REPORT**REF NO:** **AW/9/11/****LOCATION:** Rose Green Junior School
 Raleigh Road
 Bognor Regis**PROPOSAL:** Single storey extension to existing office**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is for a small single storey flat roof extension on the front elevation.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wire fencing along the road.
SITE CHARACTERISTICS	Single storey yellow brick school. The hall is slightly higher with the sides dropping down either side. Flat roof.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT SITE HISTORY

AW/160/94	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the installation of a single mobile classroom. (This application will be determined by the West Sussex County Council).	DPC - WSCC 19-01-1995
AW/48/96	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the installation of a single modular classroom with toilet facilities abutted to an existing single to form a double unit. (This application will be determined by the West Sussex County Council)	DPC - WSCC 31-05-1996
BR/6/73	Extension	No Objection 12-03-1973

AW/73/03/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the continued siting and use of 1 classroom unit (E1005) (providing 2 classrooms) for an additional temporary period without compliance with Condition 2 on AW/48/96 & AW/160/94. (This application will be determined by the West Sussex County Council).	ApprvdCond-WSCC 09-06-2003
AW/7/10/	Application under Regulation 3 of the Town & 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	No Objection 05-02-2010
BR/150/74	1 Moveable classroom	Approve 23-04-1974
BR/183/48	Proposed junior and infant school	Deemed Perm
BR/183/48/A	Detailed plans of new school	Deemed Perm
BR/183/48/B	Proposed classroom extension	No Objection
BR/183/48/C	Temporary timber classroom	No Objection
BR/183/48/D	Hutted classroom	No Objection
BR/183/48/E	Hutted classroom	No Objection
BR/183/48/F	Temporary classroom and timber wc unit	No Objection

REPRESENTATIONS**Representations received:**

Aldwick Parish Council

Support

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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

PRINCIPLE:

The site is within a built up area boundary where development is acceptable subject to normal development control criteria such as residential and visual amenity. The proposal is for a small single storey extension (2.5m x 2.6m) to provide an office for the Head Teacher.

VISUAL AMENITY:

The proposed extension is on the front elevation. It is a small extension to an existing single storey block. It matches the existing design and will blend in with the overall school design.

Therefore it is considered that there will not be any significant loss of visual amenity.

RESIDENTIAL AMENITY:

The site is within its own grounds of playing fields. The nearest properties in Raleigh Road is approximately 50m away, therefore it is not considered that there is any significant loss of Residential Amenity.

SUMMARY:

This is a small extension to an existing school to provide office accommodation for the Head Teacher. It is not considered that there would be any significant loss of residential or visual amenity. Therefore it is recommended that the application is approved subject to the following conditions.

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 site plan dated 13th January 2011, ground floor plan rev A dated 20th January 2011, proposed ground plan rev A dated 20th January 2011, elevations dated 13th January 2011

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.