

Recommendation Report for Planning Permission

REF NO: BN/12/22/PL

LOCATION: St Philip Howard School
Elm Grove South
Barnham
PO22 0EN

PROPOSAL: Proposed two storey teaching and classroom block plus first floor link to existing school. This application is in CIL Zone 2 (Zero Rated) as other development,

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey teaching and classroom block with a first floor link to the existing school.
TREES	None of any significance affected by the development.
SITE CHARACTERISTICS	The site is occupied by a two-storey 1960's brick school with two-storey side extension and various flat roof extensions. Car park to the front entrance. School field to the rear and side.
CHARACTER OF LOCALITY	Predominantly residential surrounding the site. Barnham Railway station and high street are located to the south east of the site. To the rear side of the school is farmland.

There have been numerous applications for alterations and extensions although none since 2010.

REPRESENTATIONS

Barnham and Eastergate Parish Council provided no objection.

3 letters of objection from nearby 2 occupiers

- No objection in principle but concerns the extension is a prelude to increase in student numbers.
- No mention of plans to alleviate traffic congestion.
- It does not comply with planning conditions.
- It states water will be disposed of in the main sewer which is against planning requirements.
- It does not state if pupils numbers will increase.
- The school entrances floods on many occasions.
- The site has existing parking and there is a major problem with parking.
- The build will increase student numbers and put a strain on nearby residents.
- The consultation response is misleading into believing that student numbers will not increase at present but it is not the longer term intention.
- There is much anti-social behaviour occurring at drop off and pick up.
- Request conditions that restrict the increase of student numbers, parking is increased on site, a suitable drop off point is made, roads surrounding the site be kept clear.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and addressed in the conclusion. The agent confirmed that the number of students is

not intended to increase and the space is to be used for overspill.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSSC FIRE AND RESCUE

Having viewed the plans, evidence is required to show access for a fire appliance to whichever is the less onerous; 15% of the perimeter of the new block or within 45 metres of every point of the footprint of the building in accordance with the requirements identified in Approved Document - B (AD-B) Volume 2 2019 edition: B5 section 15. From the plans submitted there does not appear to be any access for a fire appliance to this block.

ADC DRAINAGE

The site is in the Lidsey Catchment Area. The form states surface water will be disposed of in the main sewer which is against policy for the management of surface water and is strongly opposed. Apply standard condition relating to surface water drainage.

WSSC HIGHWAYS (LHA)

Whilst the form states that no new staff will be hired as part of the proposals, the documents do not specify whether the development includes an increase in student numbers. Request the applicant provide clarification on whether the development will result in a change in student numbers, or if the additional space is purely for overflow space.

Additional comments received 28.3.22

WSSC requested additional information regarding a potential increase in pupil numbers. The applicant provided clarification, confirming that the school has no current plans to increase pupil numbers. The building will provide eight new classrooms and additional office space, which will be utilised for overspill only. The LHA does not anticipate that the development would give rise to a material intensification of movements to or from the site. Any increase in pupil numbers would be subject to further consultation with the LHA and we have assessed this application solely on its own merits and the information received from the applicant.

Existing vehicular access/parking arrangements will remain unaffected by the proposals. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on the highway.

SOUTHERN WATER

Requested a condition relating to details of the proposed means of foul sewerage and surface water disposal to be submitted and a grease trap.

ENVIRONMENTAL HEALTH

Request conditions relating to lighting, land contamination, a construction management plan and plant noise equipment.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Pre-commencement conditions relating to drainage have been agreed. The grease trap condition requested from Southern Water is not necessary as the plans do not demonstrate a kitchen in the new building. Conditions from Environmental health regarding contamination, lighting and plant machinery are not considered necessary. With regards to lighting only a wall mounted light is proposed over the entrance door to the ground floor which is minimal.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Barnham & Eastergate Neighbourhood Plan 2014](#)
[POLICY ES1](#)

Applications for new development must meet the local drainage requirements

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD12	Open Space,Playing Pitches & Indoor& Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021

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.

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 not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant 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

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Barnham and Eastergate have a made Neighbourhood Plan with policy ES1a of relevance to the application.

DESIGN AND VISUAL AMENITY

The extension will be two storey and is located to the eastern side of the main school building.

The building will have a length of 26m and a width of 15m. The size is acceptable with the width consistent with that of the main school and appropriate in scale when compared to the plot it is on, which forms a vacant area of land to the east of the school.

The building will have a flat roof with a height of 6.75m. The extension will match the height of the existing building to the west with a first floor link joining the two. This ensures the development will appear well integrated and in keeping with the scale of the development on site.

The proposal extends to the side of the netball courts. It will cover a small area of green space next to the court however does not encroach onto the allocated court or the wider playing field.

The agent confirmed pupils numbers are not to increase and the space is solely for overflow. There are concerns that this will change in the future however the Council can only assess the application as it is now and cannot determine based on the assumption that they intend to increase it in the future.

Materials consist of facing brick with red and white render which is similar to materials of the existing school, again ensuring it appears sympathetic in appearance to the existing development.

The Arun Design Guide states 'Development should responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases. Avoids insensitive extensions and alterations which deviate from the general scale and massing of the surrounding area.' The proposal is considered to comply with the guide, in that the scale and massing is in keeping with the development on site.

The extension will add some bulk to the site, although being of an appropriate scale and due to its siting which is largely hidden from the wider area, it will not result in adverse harm upon the appearance of the area and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The school building will not result in adverse overbearing or overshadowing upon neighbouring amenity.

To the east and south east sits 'Barnham Road' and 'Gospond Road'. The proposal will likely be visible from these directions however around 70m is retained to the rear of Barnham Road and 131m retained when looking from the rear of the development at a 45 degree angle towards Gospond Road. This is sufficient to ensure no adverse impact will arise from the new structure.

To the north, 'Elm Grove South' is one of the nearest residential streets. The proposal is likely to be restricted from view from this elevation with the existing school located between and as such will not result in adverse harm.

There will be a number of additional windows at both ground and first floor to serve the rooms although due to the siting of the building, with separation retained and with the floor only to be used for overspill and during daytime hours, it would not give rise to adverse overlooking, additional to that which is already achieved.

There may be a slight increase in noise however with confirmation that the student numbers will remain the same, it is not deemed this would be significant.

The proposal would not result in adverse harm upon amenity in accordance with DDM1 and DDM4 of the Arun local Plan.

PARKING

Concerns regarding parking at the school have been raised. As there is no increase to student numbers, no additional parking is to be provided and it is not considered the extension would result in an increased demand for parking or movements to and from the site. WSCC have been consulted and do not consider the proposal would result in harm upon the highway in accordance with TSP1 of the Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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.

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
- Location Plan - PL115
 - Proposed Site Layout - PL130 Rev A
 - Proposed Sections - 20-004 Rev B
 - Proposed Floor Plans - 20-002 Rev H
 - Proposed Elevations - 20-003 Rev E
 - Design and Access Statement which details materials.

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 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, WDM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works

- 4 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- a) An indicative programme for carrying out of the works;
 - b) Details of the arrangements for public engagement / consultation both prior to and

continued liaison during the construction works;

c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);

d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;

e) The parking of vehicles of site operatives and visitors;

f) Loading and unloading of plant and materials, including permitted times for deliveries;

g) Storage of plant and materials used in constructing the development;

h) The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);

i) Measures to control the emission of dust and dirt during construction;

j) A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 5 Construction shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reasons: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, WDM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 6 INFORMATIVE: Details of the proposed means of surface water run off disposal shall be in accordance with Part H3 of Building Regulations hierarchy.

- 7 INFORMATIVE: Access for a fire appliance should be achievable to whichever is the less onerous; 15% of the perimeter of the new block or within 45 metres of every point of the footprint of the building in accordance with the requirements identified in Approved Document - B (AD-B) Volume 2 2019 edition: B5 section 15. This issue will dealt with under any Building Control application.