BR/15/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	New studio & hall store extensions together with alterations to provide library, cloaks and accessible WC/shower. Nyewood C E Junior School, Brent Road, Amberley Drive, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed studio extension measuring approximately; 10m in width, 10.3m in depth and 3.7m in height. Proposed hall store measuring approximately; 3.5m in width, 3.9m in depth and 3.4m in height.
SITE AREA	0.72 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1m high post and rail fencing to front of proposed studio, within the site it is largely open, 2.4m high chainlink fencing with pair of gates to entrance from Brent Road.
SITE CHARACTERISTICS	Single storey detached building with red/brown brick elevations, with areas of white weather boarding, areas of flat and areas of pitched roofing to building, pitched areas have brown ridge tiles. The hall store is to be sited within an open courtyard area.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential, the character is mixed and the majority of properties are terraced.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/215/96	Extension to existing school to form new classroom.	Approved conditionally 08-10-1996
BR/26/98	Extension to existing school to form new classroom together with group room and coats area.	Approved conditionally 27-05-1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bognor Regis Town Council	No objection
LOCAL GROUPS	None
OTHER	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LCO1, DEV1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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.

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CONCLUSIONS

Nyewood C E Junior School is situated within a predominantly residential area consisting predominatly of terraced properties. The school site consists of two main buildings which form the infants and junior. The proposal seeks planning permission for two single storey extensions to the junior building to provide a studio and a hall store.

The proposed extensions utilise materials such as white weather boarding, facing brick work and new windows to be white powder coated to match those existing on the existing building and as such aiding the proposals visual integration. Both elements will have a flat roof, which is not considered to be uncharacteristic as there are flat roofed elements on the building which they are considered to mimic. The proposed studio will extend from an existing flat roof element. The hall store is to be sited within an open courtyard which is largely closed off and obscured by the existing school structure. The proposed extensions are therefore considered to sympathetically relate to the main building in siting and design terms.

The scale of the proposal is considered acceptable within the context of the building and the surrounding site area and adequate distances are considered to be maintained between the proposals and existing development to preclude any adverse overshadowing or overbearing affect. Further, it is not considered that this proposal will give rise to any increased overlooking.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

BOGNOR REGIS BR/15/07/

New studio & hall store extensions together with alterations to provide library, cloaks and accessible WC/shower

Nyewood C E Junior School
Brent Road
Amberley Drive
Bognor Regis

RECOMMENDATION

Approve Conditions

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 materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.