

Recommendation Report for County Matter Consultation

REF NO: BR/179/18/WS

LOCATION: St Mary's Catholic Primary School
Glamis Street
Bognor Regis
PO21 1DU

PROPOSAL: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a 2 storey extension, internal alterations to existing school hall & the construction of 2 No. hall stores & external works. This application will be determined by the WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks approval to proposals for: (1) Demolition of an existing single storey building and replacement with a new flat roofed part one & part new two storey building fronting onto Glamis Street; (2) Internal alterations to the existing school hall; (3) Construction of new 2 hall store extensions (single storey) in the north eastern corner of the site; (4) Two new covered cycle stands on the Glamis Street frontage; (5) Increase car parking in an existing area adjacent to the playing field; (6) New hedging to the front boundary; and (7) New area of hard play area to the Glamis Street frontage (between the new cycle stands & the car parking) to compensate for the lost hard surfaced playground. The proposal will create three new classrooms plus new offices and ancillary facilities.
SITE AREA	0.36 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	One Common Beech tree removed from the Glamis Street frontage to allow for the new hard play area.
BOUNDARY TREATMENT	Mixed: - 3m high chain link fencing entwined with soft landscaping to the eastern rear boundary; - 1.8m high close boarded fencing to the northern side boundary; and - 1.8-2m high rigid chain link/paladin fencing part behind 1m wall to the western front & southern side boundaries.

SITE CHARACTERISTICS	Existing well established primary school site. The building consists of both single and two storey elements mixed between traditional brick & tile pitched roof buildings and modern timber buildings with flat roofs. Hard & soft play areas to the front adjacent to Glamis Street.
CHARACTER OF LOCALITY	Outskirts of Bognor Regis Town Centre. The surrounding area is considered to be predominantly residential with a mix of two and three storey detached, semi-detached and terraced. The houses on the other side of Glamis Street are predominantly terraces with 2-3 storeys and thus have bedroom windows looking onto the site.

RELEVANT SITE HISTORY

BR/253/14/PL	New single storey extension to provide new kitchen/servery to be built on the east side of the school. New fire escape corridor formed within part of adjacent group room & plant room door to be re located.	ApproveConditionally 20-01-15
BR/153/08/	First floor extension to existing school building, to form new staffroom.	ApproveConditionally 18-07-08
BR/157/06/	Demolish main entrance, reception & general office and construct new extension comprising main entrance, reception and 2 No offices	ApproveConditionally 27-06-06
BR/159/05/	Infill extension to provide new group room	ApproveConditionally 06-07-05
BR/63/03/	To provide additional accommodation within existing building line.	ApproveConditionally 10-04-03
BR/71/02/	Replacement of existing prefabricated classroom, to allow for new classroom extension	ApproveConditionally 26-04-02
BR/93/99/	Extension to existing school to form new classroom and activities area and new shed.	ApproveConditionally 25-05-99
BR/298/96	Extension to existing school to form new office, library &	ApproveConditionally

BR/302/89

Provision & Additional Hutted Classroom and associated works

ApproveConditionally
26-06-89

Noted.

REPRESENTATIONS

WSSC have provided with their consultation request details of 2 letters of objection & 3 of support. Concerns about overlooking from new first floor school windows, the increase in traffic & impact on road safety and the effect of higher buildings on light reaching the rear alley (making this less safe).

COMMENTS ON REPRESENTATIONS RECEIVED:

Traffic, highway safety and crime issues will be subject to consideration by County Highways. Amenity issues will be considered within this report.

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH - any comments will be forwarded on separately.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Class C Road;
PD Restriction; and
No Public Sewer.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
HWBSP1	HWB SP1 Health and Wellbeing
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

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).

There are no relevant Bognor Regis Neighbourhood Development Plan policies.

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 is a Regulation 3 planning application submitted to West Sussex County Council (WSCC) who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application. WSCC have asked for Arun DC's views on the application in particular the view of its Environmental Health officers.

The proposed development would enable the expansion of the school from a 1.5 form entry (45 places) to a 2 form entry (60 places) School. This is to cater for likely future demand caused by an increase in the birth rate, migration and housing building.

There are no changes to the access but additional car parking and cycle storage will be provided on site. It is accepted that there may be an increase in vehicles dropping off children on Glamis Street but this is a matter for West Sussex County Council to consider on the basis of advice from their Highways department.

Part of the building will increase in height albeit not higher than the existing highest part. The new two storey building will be flat roofed thus reducing its mass and having less of an impact on sunlight loss across the site and into adjacent land areas. It is also noted that the two storey buildings will be at least

11m from the rear alley. The concerns of nearby residential occupiers regarding overlooking are noted however the new first floor front windows will be some 21m from the nearest residential windows. 20m is generally considered to be an acceptable interface distance between residential building fronts or backs. In addition, these class rooms will only be occupied during school hours and so there should be no overlooking at night time or at weekends.

The design of the buildings is considered to be in keeping with the appearance of the existing school buildings and such would visually integrate with the site and its surroundings.

Noise and activity levels at the site will increase and this could result in materially adverse effects on the residential amenities of adjoining properties. However, it is not considered that this will be so detrimental as to materially affect the living conditions of adjacent residential occupiers. It is therefore recommended that no objections are raised.

RECOMMENDATION

NO OBJECTION