

Recommendation Report for Planning Permission**REF NO:** BR/253/14/PL**LOCATION:** St. Marys RC Primary School
Glamis Street
Bognor Regis**PROPOSAL:** 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.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. This infill building measures 3.2m by 6.8m and to a height of 3m.
SITE AREA	3,900 sq. metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The application site is bordered by 3m high chain link fencing entwined with soft landscaping.
SITE CHARACTERISTICS	St. Marys Roman Catholic Primary School. The building consists of both single and two storey elements, many of which are of a flat roof design.
CHARACTER OF LOCALITY	Outskirts of Bognor Regis Town Centre. The surrounding area is mixed residential. Residential properties are generally two and three storey detached, semi-detached and terraced.

RELEVANT SITE HISTORY

BR/302/89	Provision & Additional Huttred Classroom and associated works	ApproveConditionally 26-06-1989
BR/298/96	Extension to existing school to form new office, library & entrance	ApproveConditionally 31-01-1997
BR/71/02/	Replacement of existing prefabricated classroom, to allow for new classroom extension	ApproveConditionally 26-04-2002

BR/63/03/	To provide additional accommodation within existing building line.	ApproveConditionally 10-04-2003
BR/159/05/	Infill extension to provide new group room	ApproveConditionally 06-07-2005
BR/157/06/	Demolish main entrance, reception & general office and construct new extension comprising main entrance, reception and 2 No offices	ApproveConditionally 27-06-2006
BR/153/08/	First floor extension to existing school building, to form new staffroom.	ApproveConditionally 18-07-2008
BR/104/12/	Replacement of old timber windows to rear of school with new powder coated aluminium windows & doors	Withdrawn 04-05-2012

No comment.

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

Bognor Regis Town Council - no objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Economic Regeneration

Engineering Services Manager

Engineers (structural)

Consultations responses received:

Arun DC Structural Engineers - no comments.

Arun DC Economic Regeneration - no comments.

Arun DC Environmental Health - no formal comments received. EH did initially request details of any ventilation/extraction systems, information about the work to take place in the kitchen (cooking or reheating), and the number of meals. This request was forwarded to the applicant but no reply has been received and thus no follow up comments have been received from Environmental Health.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designations applicable to site:

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

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN2](#)
[GEN7](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Built-up Area Boundary
The Form of New Development
D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)
D SP1 Design
ECC SP2 Energy and Climate Change Mitigation
SD SP2 Built-Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. 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).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; and Yapton. The Bognor Regis Neighbourhood Plan has recently been out to consultation (12th November to 24th December 2014) and will now

be reviewed prior to submission to Arun District Council.

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 seeks permission for a small ground floor extension to the rear of the school building. The extension will fill in an existing gap in the building and measures 3.2m by 6.8m with a height of 3m (flat roof).

The application site is located within a predominantly residential area, on the outskirts of Bognor Regis Town Centre. The school building has had several extension and additions, many of which have flat roofs. Although not of the highest quality design, it is considered that the proposed flat roof extension would be acceptable and would not appear out of keeping with the building, given the presence of previous extensions. Furthermore, the proposal would not exceed the maximum height of the main building and would therefore achieve a level of visual subservience.

The extension can be partially seen through the fence from the adjacent Church Path but there is a good amount of screening along this boundary and in any case, it is not considered that views of the extension will be detrimental to the character of this footpath. The proposed extension will not affect any of the residential properties to the east of the path. It is therefore concluded that the proposed extension would be acceptable and would not cause such harm to the character of the area, to warrant refusal of the application. It is therefore recommended that the application is approved, subject to the conditions outlined below.

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 has the potential to result in a positive impact for children of primary school age.

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 and Block Plan Ref 2240-18/03 Rev A;
Existing Plan, Section and Elevation Ref 2240-18/01;
Existing Site Photos Ref 2240-18/04; and
Proposed Plan, Section and Elevation Ref 2240-18/02.

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

- 3 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.