PLANNING APPLICATION REPORT

REF NO: **BR/26/09/**

LOCATION: Laburnum Grove Junior School
Laburnum Grove
Bognor Regis

PROPOSAL: Proposed new entrance to school

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed new entrance measures approximately 3.8m in width, 3m in depth and 4.3m (maximum) in height.
SITE AREA	Approximately 0.17 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has open wire fencing and access gate approximately 1.5m in height, side boundaries open wire fencing on concrete posts approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey and single storey building used as a junior school. The building has white plastic panelling with sections of green and a flat roof. Car parking to front of site, the Tree House Children and Family Centre to east of site.
CHARACTER OF LOCALITY	Predominantly residential with terraced, semi-detached, detached two storey properties of various styles and designs. Three storey flat development to east of site. Grassed area to north of site.

RELEVANT SITE HISTORY

BR/91/91	Application under Regulation 4 of the Town & Country Planning General Regulations 1976 for installation of a double mobile classroom unit with toilet facilities.	No Objection 07-05-1991
BR/217/05/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the formalisation of car parking with new security fencing. This application will be determined by West Sussex County Council	ApprvdCond-WSCC 16-08-2005

BR/72/07/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for a new Extended Services Centre and Day Care Centre accommodated in one single independent building. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 26-04-2007

REPRESENTATIONS

Representations received:

Bognor Regis Town Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

Awaited.

Comments on Consultation responses:

None

POLICY CONTEXT

Within Built Up Area Boundary
PDR on BR/72/07
Public Sewer On Site

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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.

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

The school building is set back from the front of the site by approximately 60m with parking to the front of the site.

The proposal is to extend the front of the building on the single storey element to create a new entrance. This flat roof single storey extension to the front will be accessed from the staff room and will project out by approximately 3.8m. It will create an additional floor area of approximately 11 square metres and will be constructed of PVCu with glazed sliding doors.

Due to the distance of neighbouring properties surrounding the site, it is not considered that the proposal would detrimentally harm the occupiers by way of overbearing effect, loss of privacy or overlooking.

The proposal is of a minimal size and height that will not detract from the appearance of the building, would not be obtrusive in the street scene or harm the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following condition.

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 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: LOC1, CH1, DEV1

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.