EG/34/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for replacement of canopy over Key Stage 1 (4-7 years) play area. Barnham Primary School, Elm Grove, Barnham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed replacement canopy will be formed of three shallow arches measuring a total of approximately 22m in length, and 5m in depth. The roof arches will reach a maximum height of approximately 3.8m and will be formed of opaque polycarbonate. The canopy frame will be formed of blue painted steel.
SITE AREA	Approximately 1.0 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Several small trees on site that will be unaffected by this application.
BOUNDARY TREATMENT	The site is kept by 1.8m high close boarded fencing.
SITE CHARACTERISTICS	A single storey detached Primary School formed of brown tile hanging with blue painted details and a flat felt roof. There is an existing smaller canopy to the east of the building.
CHARACTER OF LOCALITY	The site lies within a residential area comprising predominantly of 1 and 2 storey detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/86/82	Construction of cover to existing swimming pools and erection of additional changing rooms	Approved Conditionally 29-09-1982
EG/126/87	Application under Regulation 4 of the Town and Country Planning General Regulations 1976 for the erection of 1 no. mobile classroom to accommodate rising pupil numbers.	No Objection 08-02-1988
EG/93/99/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for provision of a new single storey extension which includes 3 general teaching classrooms, staff room and staff/pupil wc's (This application will be determined by the West Sussex County Council).	Approved Conditionally WSCC 25-01-2000

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/8/05/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for rear extension to school, extension to include new corridor, physiotherapy room and seabed wc (This application will be determined by the West Sussex County Council).	Approved Conditionally WSCC 03-05-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Special Consultation Area - Barnham

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, NE11
Arun District Local Plan : GEN7, GEN9

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

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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 the visual amenities of the locality or the 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.

CONCLUSIONS

This proposed canopy will replace an existing smaller run-down canopy. The new canopy will cover an area approximately three times larger than that existing and will be a modern construction comprising three shallow arches that is considered to enhance visual amenity. Further, the use of a blue painted steel frame is considered to be in-keeping with the blue details on the existing school building as well as the blue picket fencing below the canopy.

It is not considered that this proposal will cause any adverse effects on neighbouring residential amenity due to its location approximately 60m away from the nearest dwelling to east and 30m to south. Further, it is not considered to be obtrusive on the street scene due to its location to the rear of the school.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that no objections be raised to the application.

EASTERGATE EG/34/06/

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for replacement of canopy over Key stage1 (4-7 years) play area.

Barnham Primary School
Elm Grove
Barnham

RECOMMENDATION

No Objection