Recommendation Report for County Matter Consultation

REF NO: **EG/62/13/**

LOCATION: Eastergate C of E Primary School
Church Lane
Eastergate

PROPOSAL: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for a single storey extension, alterations to car parking layout and external pedestrian area, provision of an external garden/play area, the erection of 2 canopies and the installation of new gates and fencing - This application will be determined by WSCC

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposed a single storey extension to the front (northern) elevation of the existing school to provide a store, corridor, two classrooms comprising a total of 144 square metres.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	6 trees are required to be removed to facilitate the development.
BOUNDARY TREATMENT	Post and rail fencing with trees and hedging.
SITE CHARACTERISTICS	The site is occupied by an existing primary school with brown brick elevations and a flat roof. Windows are constructed of white uPVC. The site abuts the Eastergate Conservation Area.
CHARACTER OF LOCALITY	Semi-rural area with agricultural land to the east, south and west. The area to the north is residential in character and is designated part of the Eastergate Conservation Area. comprising terraced and semi-detached properties of similar style and design.

RELEVANT SITE HISTORY

No comments

REPRESENTATIONS

Representations received:

None received.

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

None

Comments on Consultation responses:

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	NPPF	National Planning Policy Framework

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

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.

The extension is single storey to reflect the low level scale of the entire site. The extension has a contemporary appearance using a palet of materials including wood and a green coloured render. The proposal includes a curved design along the northern elevation. The proposed extension represents a departure from the existing modular design and will present an attractive addition to the building and will serve to preserve and enhance the character of the adjacent conservation

area. There would be no adverse impact on visual amenity or the character of the area.

The closest residential property is to the north of Church Lane and given the educational use of the site as a whole, the distances involved and that the buildings are similar to others on site, it is not considered any materially adverse impact on residential amenity would result.

It is therefore recommended that no objections are raised to the proposal.

RECOMMENDATION

NO OBJECTION