

Recommendation Report for Planning Permission

REF NO: FP/197/19/PL

LOCATION: Bishop Tufnell C Of E Junior & Infant School
Pennyfields
Felpham
PO22 6BN

PROPOSAL: Glazed corridor link between the Infant and Junior schools, extension to staffroom & internal alterations which combine the administration areas so the building functions as one school.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a glazed corridor which will link the Junior school with the Infant School. There will also be a glazed link to the first floor which will create an access to the front and rear of the school with some internal alterations.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is secured by a mixture of green metal Palisade and wooden fencing.
SITE CHARACTERISTICS	The site contains both the Bishop Tufnell Infant and Junior Schools , surrounded on all sides by residential properties.
CHARACTER OF LOCALITY	The area is predominantly residential.

RELEVANT SITE HISTORY

FP/131/00/	Provision of two new classrooms at first floor level including glazed link	ApproveConditionally 20-10-00
FP/273/07/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of a childrens centre and relocation of hard play area (This application will be determined by WSCC)	ApprvdCond-WSCC 04-02-08
FP/271/18/PL	All weather surface & play equipment	ApproveConditionally 12-02-19

FP/85/10/	Installation of new 'Qube' classroom	ApproveConditionally 13-07-10
FP/109/96	Extension to provide scout hall and ancillary accommodation	AppCond Sub to S106 03-07-98
FP/98/13/	Installation of a free standing umbrella canopy.	ApproveConditionally 22-07-13
FP/72/99/	Single classroom & link	ApproveConditionally 30-07-99
FP/88/07/	New entrance, admin improvements, staff room and classroom extension.	ApproveConditionally 15-06-07
FP/210/07/	Erection of new kitchenette to include 'hot meals scheme' to both infant and junior schools	ApproveConditionally 01-11-07
FP/102/07/	New entrance, admin improvements, staff room and library extension.	ApproveConditionally 22-06-07
FP/131/94	Construction of two new classrooms	ApproveConditionally 28-10-94

Relevant planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council
 No objection
 No representation received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

WSSC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSSC - A new pupil access will be created. This does not impact upon the maintained highway and there is some benefit of relocating these pedestrian movements away from the main vehicular access and residential properties. Emergency/Maintenance access will be replaced. There are no highway concerns with visibility at this point however I would ask the boundary hedging is replaced with railings to ensure maximum visibility at this point. Specific details of any crossover works have not been demonstrated and will need to be provided and secured via condition. I also recommend condition to control delivery of equipment, materials and a method statement to ensure pupils, staff and visitors are segregated from the construction areas.

COMMENTS ON CONSULTATION RESPONSES:

Comment noted. The red edge on the plan surrounds the schools only and does not include the area mentioned for access and therefore these elements will not be addressed within this report.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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.

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 not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant 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

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to create a glazed corridor to link up the two schools so they can function as 1 school. This is situated to the centre of the site and runs from the east elevation of the Infants School to the west elevation of the Junior School at around 12m in length and approximately 3.2m in height.

Due to its siting at the centre of the site, it may be visible from the front of the school however it is set back around 38m from the front gates and therefore views are limited, with the schools surrounding the development to the sides.

A second glazed corridor link will also be installed to the first floor of the Junior School which will create a corridor for access between classrooms to the front and rear of the school. A lift will also be installed. This is not visible from the street scene.

The alterations are modest and due to the siting they are not considered to adversely impact the appearance and as such is considered to comply with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The glazed corridor to the ground floor which will link the two schools is not visible from neighbouring properties to the east or west as a result of the siting of the schools. As such, it is not considered to give rise to adverse impacts.

The first floor corridor link to the Junior School will not be visible from the west however will be visible

from the properties to the east specifically at 41 and 43 Guernsey Farm Lane as the rear of these properties face the side elevation of the school. The addition of the corridor however is not considered to result in additional adverse overlooking. This is a result of the existing fenestration which consists of full length windows along the full side elevation and the separation distance which is a minimum of 24m. As such it is not considered the alterations will result in additional adverse overlooking which is not already achievable from the existing windows.

The proposed changes are not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with the DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 would have a neutral impact on the protected characteristics.

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 - 2261.7/01 Rev A
- Proposed Ground and First Floor Plan - 2261.7/03
- Proposed Elevations and Sections - 2261.7/06
- Proposed Ground and First Floor Plan - 2261.7/04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles, delivery timing of plant /equipment/materials and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access and in accordance with DDM1 of the Arun Local Plan.

- 4 INFORMATIVE: This permission only relates to the works in the description of the application and does not include other works shown on the plan which may require planning permission.
- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.