Recommendation Report for County Matter Consultation

REF NO: **FP/212/13/**

LOCATION: Felpham Community College
Felpham Way
Bognor Regis

PROPOSAL: Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for amendment of condition 1 of planning application FP/198/08 to allow the continued siting and use of 1 double Temporary Classroom unit - This application will be determined by West Sussex County Council

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for the retention of a double relocatable unit comprising four general teaching class bases with associated space for storage and circulation. A maximum temporary Planning Permission period of five years is sought.
SITE AREA	270 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing along back edge of footpath.
SITE CHARACTERISTICS	Cream colour unit adjacent to verge and footpath. Other school buildings brickwork elevations.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT SITE HISTORY

FP/198/08/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the continued siting and use of a temporary classroom unit. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 07-11-2008

REPRESENTATIONS

Representations received:
None

Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:

Within Built up Area
Class 'A' Road
Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN32	Noise Pollution

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

The classroom is located adjacent to the existing school building, behind the grassed area adjacent to the public footpath. It is 27 metres from the nearest residential curtilage and within the school complex. There would therefore be no adverse effect on residential or visual amenity. The building was the subject of an application in 2001 FP/122/01 and again in 2008 under

FP/198/08, its use is already established on site. It is a relatively new building and does not fall within the County Council's current replacement programme.

This application is a West Sussex County Council application and they are the determining Authority. Arun District Council is a consultee only.

It is therefore recommended that no objection is raised to the proposal.

RECOMMENDATION

NO OBJECTION