

Recommendation Report for County Matter Consultation**REF NO:** LU/133/14/WS**LOCATION:** Cornfield School
Cornfield Close
Littlehampton**PROPOSAL:** Application under Regulation 3 of the Town & County Planning General Regulations 1992 for a two classroom, single storey extension to main schoolbuilding**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Proposal relates to a single storey extension measuring 20m by 12m in the southeast corner of the site. It would be adjacent to the entrance on the edge of the car park. The extension will comprise 2 classrooms, a group room and an office.

SITE AREA

N/A

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Wooden and wire fencing on site boundaries to approx 1.2m. 3m high fence to playing field.

SITE CHARACTERISTICS

Existing single storey school building. Brick elevations and concrete tile roof. Grass and some planting in area of proposed extension.

CHARACTER OF LOCALITY

School is located at the end of a residential road characterised by terraced and semi-detached 2 storey dwellings. Caravan site to east. School to south.

RELEVANT SITE HISTORY

LU/41/92	Outline Application under Regulation 4 of the Town & Country Planning General Regulations 1976 for proposed EBD School (Children with emotional and behavioural difficulties)	ApprvdCond-WSCC 08-04-1992
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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

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN7](#)

The Form of New Development

[Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections \(February 2014\):](#)

D DM4 Extensions & Alterations to Existing Buildings
D SP1 Design

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

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.

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 proposed extension would be a relatively minor addition to the school and whilst it would be visible it would not dominate the existing building or appear out of keeping in the context of the development as a whole. The loss of some grass and low planting would be acceptable. Adequate screening and landscaping would be retained to continue to soften the appearance of the school

and the proposal is therefore acceptable in terms of the impact on visual amenity. There would be no adverse effect on the residential amenities of nearby properties which are a significant distance from the extension.

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

RECOMMENDATION

NO OBJECTION