

Recommendation Report for County Matter Consultation**REF NO:** LU/22/13/**LOCATION:** River Beach Primary School
York Road
Littlehampton**PROPOSAL:** Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for two storey rear extension, single storey extension, enlargement of sealed play area; canopy; hall extension and disabled access ramp with construction access from Cornwall Road. This application will be determined by West Sussex County Council.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for demolition of an existing mobile classroom, a 2 storey extension (14.5m x 10m) to the rear of the school, an extension to the school hall (6.5m x 11m), hard paving areas and reception year classroom (3m x 5m) and provision of a bike shelter.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site comprises a mix of single and 2 storey buildings and mobile classrooms and is the site of the former Connaught School and Arun Vale school buildings which amalgamated to form River Beach.
CHARACTER OF LOCALITY	Predominantly residential. Terraced semi-detached 2 storey properties surround site.

RELEVANT SITE HISTORY

LU/277/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for development of new classroom facilities, main hall and studio, administration and community facilities and the demolition of the existing gym/hall to achieve the amalgamation of Connaught Junior School, Arun Vale Infant School and Elm Grove School to form River Beach Primary School - This application will be determined by the WSCC	Objection 14-10-2010
LU/58/11/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of a purpose built canopy. This application will be determined by West Sussex County Council	No Objection 28-03-2011
LU/166/12/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for an external canopy to provide shelter & play space for classes (this application will be determined by West Sussex County Council)	No Objection 17-07-2012
LU/311/12/	Application under Regulation 3 of the Town and Country General Regulations 1992 for a two storey extension to rear of school; 4No. single storey extensions; enlargement of sealed play area; canopy; and disabled access ramp. This application will be determined by West Sussex County Council.	No Objection 21-12-2012

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 boundary

Abuts Conservation Area

No public sewer

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.

with regard to the character and appearance of the Conservation Area. The Development Plan consists of the Arun District Local Plan 2003 and the South East Plan adopted in 2009.

In accordance with paragraphs 214 of the NPPF, the South East Plan is afforded full weight as part of the development plan. Footnote 41 (page 49) states the Governments clear policy intention to revoke regional strategies.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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 (WSSC) 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 extensions would be in keeping with the existing building in design and materials and would not be prominent or obtrusive. The extensions would be screened from direct view to the south and west and would be sited in positions where they extend the built form and do not appear as isolated or dominant features. There are no residential properties affected by any of the proposed extensions and alterations. The 2 storey classroom extension would be more than 20 metres from the boundary with the Conservation Area and would not adversely affect the setting of the adjoining Conservation Area.

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

RECOMMENDATION

NO OBJECTION