

Recommendation Report for County Matter Consultation**REF NO:** R/101/13/**LOCATION:** Georgian Gardens C P School
Guildford Road
Rustington**PROPOSAL:** Application under Regulation 3 the Town & Country General Regulations 1992 for amendment of condition 1 of planning application R/230/08 to allow the continued siting and use of a temporary classroom**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to the retention of a flat roofed single storey modular classroom building located on the edge of the playground.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Brick walling and red railings at entrance. Some fencing planting to other boundaries.
SITE CHARACTERISTICS	The temporary building is a prefabricated structure which is set upon a brick plinth with stair access. A mural has been painted on the side. It is sited to the west of the main school building, close to the enclosure fencing. It is positioned on a hard surfaced playground area.
CHARACTER OF LOCALITY	Predominantly residential. 2 storey dwellings are located on site boundaries.

RELEVANT SITE HISTORY

R/253/03/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the proposed installation of CCTV system and the erection of 2.1m high security fence to the eastern boundary (This application will be determined by the West Sussex County Council).	ApprvdCond-WSCC 21-01-2004
-----------	---	-------------------------------

R/101/07/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for early years canopy to south side of main school building. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 23-05-2007
R/230/08/	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)	No Objection 01-12-2008

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

Tree Preservation Order

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 amenity and the character of the area.

The Development Plan consists of the Arun District Local Plan 2003.

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

report

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. 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.

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 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 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 original permission for the temporary building was granted under application R/163/94 roughly 19 years ago.

The temporary building is a single storey, low impact structure which is built alongside the school car parking area and is screened from view by nearby buildings. It is considered that the structure does not harm the amenities of neighbouring residents. It is noted that similar applications for the structure have been renewed in the past, without objection.

It is therefore recommended that no objections are raised.

RECOMMENDATION

NO OBJECTION