

Recommendation Report for County Matter Consultation

REF NO: R/10/19/WS

LOCATION: Summerlea County Primary School
Windsor Drive
Rustington
BN16 3SW

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the retrospective siting & use of a double temporary classroom unit. This application will be determined by the WSCC.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	183 sqm
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Various fencing
SITE CHARACTERISTICS	School
CHARACTER OF LOCALITY	Residential area

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Awaited

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
QEDM1	QE DM1 Noise Pollution

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

RDS	Rustington Design statement by Rustington Parish Council
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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.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

There are no specific policies in Rustington Neighbourhood Plan relating to this type of development.

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

The temporary classroom has been in place for a number of years, since 2013. Environmental Health have not responded to the consultation regarding the impact of noise however given the presence of the building over a number of years it is not considered to result in a decrease in the levels of amenity experienced by the neighbours. The impact on the residential amenities of the neighbours is also unchanged regarding overbearing and overshadowing. The building is not readily visible in the street

scene. There are no side windows in the end gable so overlooking is limited.

It is recommended that no objection be raised to the proposal

RECOMMENDATION

NO OBJECTION