

Recommendation Report for County Matter Consultation**REF NO:** R/163/13/**LOCATION:** Summerlea County Primary School
Windsor Drive
Rustington**PROPOSAL:** Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for replacement of single storey temporary classroom with double classroom and provision of 2 carparking spaces. This application will be determined by West Sussex County Council.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal relates to a double classroom unit measuring 21 metres x 9.3 metres. The modular building would have a low pitched roof felted in a dark grey colour and the walls would be constructed of plastic coated metal colour Moorland Green. 2 additional parking spaces are also proposed on the northern boundary.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing/hedging to site boundaries
SITE CHARACTERISTICS	School building has brick elevations. Car opark to north has tarmac surface.
CHARACTER OF LOCALITY	Residential area, mainly detached dwellings to north and east. Caravan park to west.

RELEVANT SITE HISTORY

R/126/05/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for proposed single storey courtyard extension, internal re-modelling & additional disabled & standard parking bays (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 17-08-2005
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R/219/08/

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

07-11-2008

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

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.

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 classroom would be in keeping in design and materials with other structures and would not be prominent or obtrusive. The classrooms would replace a smaller unit and would be

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screened from direct view to the north and east and would be sited in a position where it extends the built form and does not appear as an isolated or dominant feature. There are no residential properties affected by any of the proposed classrooms. It would be sited 13 metres from the boundary with the mobile home site to the west.

The additional parking spaces would be located adjacent to the existing parking area behind adjoining residential properties, but the impact on residential amenity would be acceptable. It would be directly comparable with the effect of the existing parking spaces on the adjacent residential properties to the east.

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

RECOMMENDATION

NO OBJECTION