

PLANNING APPLICATION REPORT**REF NO:** R/230/08/**LOCATION:** Georgian Gardens CP School
Guildford Road
Rustington**PROPOSAL:** 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)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slight slope downwards from west to east.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2 metre high wire fencing with additional hedging.
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	The site is surrounded by residential buildings.

RELEVANT SITE HISTORY

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/143/03/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the continued siting/use of temporary relocatable classroom unit (E1004) comprising 3 class bases for an additional temporary period without compliance with Condition 2 on planning	ApprvdCond-WSCC 20-08-2003

permission R/163/94 dt 17.2.95 (This application will be determined by the West Sussex County Council).

R/163/94	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for installation of a mobile three classroom unit.(This application will be determined by the West Sussex County Council).	ApprvdCond-WSCC 17-02-1995
R/180/90	Application under Regulation 5 of the Town & Country Planning General Regulations 1976 for outline application for residential development.	ApprvdCond-WSCC 17-05-1991
R/195/93	Approval of reserved matters following outline planning permission R/180/90 for 18 houses comprising 2no.2.bedroom, 10no.3 bedroom and 6no.4 bedroom.	Approved Cond 31-03-1994
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/64/97	Single storey extension comprising of 2 no.classrooms and 1 no. second large space with associated adaption works. (This application will be determined by the West Sussex County Council).	ApprvdCond-WSCC 30-06-1997

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1 LOC1	High Quality Development Locational Strategy
Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
------	------------------------------------

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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 the 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

The original permission for the temporary building was granted under application R/163/94 roughly 13 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 as part of the street scene by nearby buildings. It is considered that the structure does not harm the amenities of neighbouring residents and it is noted that a similar application for the structure was renewed, without objection, under reference R/143/03.

RECOMMENDATION

NO OBJECTION