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**TELFORD & WREKIN COUNCIL**

**PLANS BOARD – 1<sup>ST</sup> JULY 2009**

Schedule 1 : Planning Applications for determination by Board

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Agenda Type : A

W2009/0318 Erection of a two storey side extension and a single storey rear extension following demolition of existing garage  
214, Teagues Crescent, Trench, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Wrockwardine Wood & Trench

APPLICANT:  
Mr Lashkar Singh

RECEIVED ON:  
16/04/09

PARISH  
Wrockwardine Wood

WARD  
Wrockwardine Wood &  
Trench

CASE OFFICER:  
Andrew Mackriell

THIS APPLICATION WAS DEFERRED AT PLANS BOARD ON THE 10 JUNE FOR MEMBERS TO MAKE A SITE VISIT TO ASSESS THE PROPOSAL.

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The design and appearance of the proposals, impact on the street scene and the effect of the extension on the amenities of the adjoining properties.

THE PROPOSAL:

It is proposed to extend the dwelling with a two-storey side extension and a single storey extension to the rear elevation.

SITE AND SURROUNDING AREA:

The property is a two-storey semi-detached dwelling situated on a residential road consisting of mainly similar semi-detached dwellings, probably dating from the 1960s. The property has a driveway to the side, adjoining No.216, which provides access to a detached garage to the rear.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15 Urban Design  
Wrekin Local Plan Policy UD2: Design Criteria

CONSULTATION RESPONSES:

One letter has been received from the adjacent property, No.216, objecting to the proposed extension on the grounds that it would prevent light through his garage windows into his kitchen, and the extension would also make maintenance of side guttering and windows difficult.

PLANNING CONSIDERATIONS:

Having regard to the impact of the proposals on the street scene, the side extension would be set back from the front elevation on the first floor with a resultant lower roof ridge height relative to the existing roof, and this design feature would help to mitigate any 'terracing' effect. This design principle should be applied to any further proposals for similar extensions on surrounding houses in order to retain the character of the street scene. The size, scale and appearance of the proposed side

and rear extensions are considered acceptable, and would not overwhelm the existing house to the detriment of the street scene or the character of the area, nor adversely harm the amenities of neighbouring properties.

The adjacent property (No.216) has an attached flat-roofed garage to the side which adjoins the boundary. This garage has side windows facing the boundary with the application property (No.214): these windows are at a high level and glazed with obscure glass. It is considered that the garage already compromises the available light to the (now internal) side kitchen window to No.216, by virtue of the size and position of the garage. Notwithstanding the fact that the light afforded by the garage side windows is useful for the kitchen, on balance it is considered that the existence of the garage should not prejudice a side extension of appropriate design to No.214. It is worth pointing out that a single storey extension to the side of No.214 could be erected under 'permitted development' without a planning application, and would also result in a similar situation of blocking some light to the garage windows of No.216.

**RECOMMENDATION:** GRANT PLANNING PERMISSION subject to the following conditions:

- 1) A3 Standard time limit
- 2) C68 Materials to match existing dwelling
- 3) D130 Obscure glazing to first floor en-suite window
- 4) D131 No further windows/openings on side elevation adjoining No.216
- 5) D129 Garage to be retained and not converted to residential use.

Informative: Bats

**REASONS FOR APPROVAL:**

The proposed side and rear extensions would be acceptable additions to the dwelling in terms of their design and appearance. The side extension would be sufficiently set back to result in a satisfactory appearance in the street scene. The extensions would not have a significant detrimental impact on the existing amenities of the adjoining properties and the resultant extended dwelling would not detract from the character of the surrounding residential area.

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Notes

Agenda Type : A

W2009/0337 Erection of a first floor extension to rear  
The Stores, Shop Lane, High Ercall, Shropshire.  
Recommendation Code: FR  
Ward: Ercall Magna

APPLICANT:  
Mr Dillag Sidhu

RECEIVED ON:  
22/04/09

PARISH  
Ercall Magna

WARD  
Ercall Magna

CASE OFFICER:  
Tom Lewis

ERCALL MAGNA PARISH COUNCIL REQUEST THAT THIS APPLICATION IS GREEN CARDED AS THEY CONSIDER THERE IS NO ISSUE OF OVERLOOKING AND THAT THE DESIGN IS ACCEPTABLE

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: The impact of the proposals on the visual amenities of the street scene and potential overlooking on the properties to the rear.

THE PROPOSAL:

The application seeks to obtain permission for the erection of an extension to the rear of the first floor flat above the existing shop.

THE SITE AND SURROUNDINGS:

The site is the local shop for the village of High Ercall with a large ground floor flat and also hairdressers adjacent at ground floor. Above the shop is a flat which is in use by the shop proprietor. The shop and surrounding buildings have recently been rebuilt under planning application referenced W2007/0651. The rear of the shop and around the entrance to the first floor flat has been laid to tarmac. This is bounded from the properties at the rear (approximately 17m away), by a 1.8m high close boarded fence. Above this there are some shrubs which do not entirely screen the rear of the property.

CONSULTATION RESPONSES:

The Councils ecologist have raised no objections to the proposal but has requested an informative be attached to any approval with regards the potential for bats.

Three letters of objection have been received from two of the neighbouring properties to the rear with regards to:

- Overlooking of the neighbouring properties.
- Visual intrusion from the development.
- Loss of light due to the height of the proposal.
- Poor design quality of the proposal.

PLANNING HISTORY:

W2007/0024 – Demolition of existing building and erection of 2 shops and 7 apartments – Withdrawn 23<sup>rd</sup> February 2007

W2007/0651 – Demolition of existing building and erection of 2 shops and 5 apartments – Fully Granted 13<sup>th</sup> August 2007

W2007/1682 – Siting of temporary buildings for use of accommodation, shop and store (Retrospective) – Refused 13<sup>th</sup> February 2008

W2008/1365 – Erection of a first floor extension to rear – Refused 13<sup>th</sup> February 2009

#### POLICY CONTEXT:

In the consideration of the proposals, the following core strategy policies are considered relevant:

CS 15 – Urban Design

Also the following Wrekin Local Plan saved policies are considered relevant:

UD2 – Design Criteria

HE3 – New development in Conservation Areas

And National Planning Guidance contained with:

PPS1 – Delivering Sustainable Development

#### PLANNING CONSIDERATIONS:

The first application for the redevelopment of the site was withdrawn rather than be refused; the scheme was not supported by the LPA on three grounds; 1) the scale of the building; 2) the extent of 1<sup>st</sup> floor and living room windows on the rear elevation and 3) the impact on amenity on no's 4 and 4a Park Lane given the window to window separation distances only being 14.5m & 16m. As a result an amended scheme was submitted which altered the orientation of the buildings, removed the overlooking issues by careful window arrangement and increasing the separation distances between the new building and existing dwellings in Park Lane. Accordingly, the proposal was approved with conditions.

A further application was refused at the site for a first floor extension at the rear of the property. This was refused on two grounds; 1) the development was unacceptable by virtue of its design form, massing and brick to void ratio; 2) there was an inadequate window to window separation distance between the proposed extension and no. 4 Park Lane having an adverse impact upon residential amenity.

Inter alia, policy UD2 expects development proposals to be of an appropriate design quality which relates positively to its context and respects and relates to any adjacent buildings.

In addition policy CS15 requires development to positively influence the appearance of the local environment.

Guidance contained in PPS1, states that good design should contribute positively to making places better for people. Design which is inappropriate in its context should not be accepted.

The proposal is for a first floor rear extension to provide extended bedrooms, a similar application was refused in February on this year, and this application differs as it has an amended roofline and an obscured window at the rear. The extension will result in the 1st floor rear elevation of the building being 2.1m closer to the rear elevation of no.4 Park Lane. This is similar to the situation which was considered unacceptable in the previously withdrawn application which could not be supported. The resultant separation distance from 1st floor habitable room windows of 16.9m is considered inadequate, failing to respect or relate positively to the neighbouring dwelling, and as such would have a detrimental impact upon mutual privacy. Since submitting the rear window has been amended to be obscurely glazed, attempting to overcome the issues of overlooking. Although this window is obscured glazed, it is required as an escape window under building regulations; consequently the window will be able to be opened and not mitigating against the detrimental effects of overlooking. In addition it is considered as this is a large double bedroom the need for an outlook is considered necessary for the amenity of the occupant. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP and guidance contained in PPS1.

The proposed rear extension is also considered unacceptable; the proposed extension introduces a hipped roof onto a building which is characterised by gable and parapet walls between each unit, the width of the extension measures 9.1m, 0.3m wider than the existing gables. Furthermore, the existing roof is finished with a parapet wall, the proposal does not respect this, proposing an uncharacteristic addition and as such the proposed roof to the extension is of an inappropriate design. Moreover, the brick to void ratio is also considered unacceptable, this has been broken up by some brick detailing since the previous application but does not significantly alter the design to break up the brick to void ratio. In addition the proposal immediately backs on to the rear elevation of no. 4 Park Lane and will have an impact on the residential amenities by virtue of their outlook. Therefore, the proposal fails to relate positively to its context or positively influence the appearance of the locality. Accordingly, the proposal is deemed contrary to policy UD2 of the WLP, CS15 of the LDF and guidance contained in PPS1.

It is also recognised that the proposal abuts the extended Conservation Area, and as such should not only respect and reinforce this setting, but preserve and enhance; providing greater emphasis on the need for high quality developments than previously required. Consequently as the quality of proposals must be increased to address this, it is considered that this proposal fails to meet Policy HE3 which seeks to respect and reinforce the context of the adjacent Conservation Area.

**RECOMMENDATION: REFUSAL OF PLANNING PERMISSION** for the following reasons:

1. The Local Planning Authority considers the development is unacceptable by virtue of its design, form and massing. The proposed first floor extension fails to respect the character and appearance of the existing building. Accordingly the proposal is

contrary to Policies UD2 and HE3 of the Wrekin Local Plan 1995 – 2006, policy CS15 of the LDF Core Strategy 2007 and national guidance contained in PPS1.

2. The Local Planning Authority considers the development is unacceptable as the separation distance between the proposed extension and No.4 Park Lane is inadequate and as such would result in an adverse impact upon residential amenity by virtue of overlooking distance separation and outlook. Accordingly the proposal is contrary to policy UD2 of the Wrekin Local Plan 1995 – 2006 and national guidance contained in PPS1.

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Notes

Agenda Type : A

W2009/0391 Erection on 3no. freestanding signs measuring 1200mm x 500mm  
Hortonwood Roundabout, Hortonwood, Telford, Shropshire.  
Recommendation Code: ADG  
Ward: Wrockwardine Wood & Trench

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
11/05/09

PARISH  
Lilleshall & Donnington

WARD  
Wrockwardine Wood &  
Trench

CASE OFFICER:  
Andrew Mackriell

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Visual amenity and highway safety.

THE PROPOSAL:

It is proposed to display three non-illuminated advertisement signs on the central island of the roundabout.

SITE AND SURROUNDING AREA;

Hortonwood roundabout is situated on the A518 New Trench Road located in a predominantly urban area of north Telford between the industrial estate of Hortonwood and the new Railfreight depot. The roundabout features planting with maturing trees and the combined impact of the verdant central island and the adjoining tree-lined highway contributes to the quality of the street scene and visual amenity in this area.

PLANNING POLICY CONTEXT:

Wrekin Local Plan 'saved' Policy S31: Shopfronts, advertisements and Hoardings.

CONSULTATION RESPONSES:

Lilleshall and Donnington Parish Council object to the application on the grounds that the proposed advert boards would add to street clutter and would also distract drivers' attention.

The Council's Highways Officer has no objections to the proposed signs subject to the new signs being positioned in accordance with the submitted plans and the dimensions of the signs and their position in relation to the highway conforming to previously agreed details for similar roundabout advertisements.

PLANNING CONSIDERATIONS:

The proposed signs would be 1200mm across with a total height of 900mm, and this size has been agreed with the Council's Highways Officer as an acceptable size which would not detract from highway safety. Similar sized signs which are intended to promote local businesses, are already a feature on many roundabouts in Telford as part of the Telford & Wrekin Community Sponsorship scheme.

The signs would replace the existing advertisement signs on the roundabout and would not result in an unacceptable amount of visual clutter. Therefore the proposed signs are considered acceptable in this location and would not detract from the amenity and character of the surrounding area.

RECOMMENDATION: GRANT ADVERTISEMENT CONSENT subject to the following conditions:

- 1– 5. Standard advertisement consent conditions
6. Signs to be set back a minimum distance of 500mm from carriageway edge.
7. Total height of signs not to exceed 900mm.
8. Existing advert signs to be removed prior to the display of the signs hereby given consent.

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Notes

Agenda Type : A

W2009/0401 Provision of two storage containers  
Oakengates Leisure Centre, New Road, Wrockwardine Wood, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Wrockwardine Wood & Trench

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
15/05/09

PARISH  
Oakengates

WARD  
Wrockwardine Wood &  
Trench

CASE OFFICER:  
Andrew Mackriell

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Visual amenity.

THE PROPOSAL:

The application is to site one metal storage container on land adjoining the athletics stadium circuit at Oakengates Leisure Centre. The container would be 9 metres long and the unit will be used for the storage of specialist equipment for disabled users of the athletics track.

SITE AND SURROUNDING AREA:

The Leisure Centre is situated in an urban area and is surrounded by housing predominantly. The playing fields provide a verdant area of well maintained open space which contributes to the amenity of this part of Telford. The site for the container would adjoin the athletics circuit, where it would be positioned near to the covered spectator stand.

PLANNING POLICY CONTEXT:

Core Strategy DPD Policy CS15 Urban Design  
Wrekin Local Plan 'saved' Policy UD2: Design Criteria

CONSULTATION RESPONSES:

The Council's Engineer has requested a number of informatives on the approval regarding ground conditions at the site.

PLANNING CONSIDERATIONS:

There are two existing containers used for equipment storage in proximity to the covered spectator stand. On balance it is considered that the addition of one further container on the site is acceptable, especially having regard to the proposed use and the need to store equipment on site. However, officers are concerned that the existing two metal containers are in a poor external condition and there is a need to prevent proliferation of similar container units on the site. It is hoped that consideration will be given to a more appropriate storage building which could provide an acceptable permanent storage facility on the Leisure Centre site. Therefore in this case a temporary planning permission for a period of two years is considered appropriate.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions:

1. A5 Temporary permission for two years
2. Condition requiring the container to be finished in dark green

Informatives: SIE17, 18, 20

REASONS FOR APPROVAL:

Subject to a temporary planning permission, the container would be an acceptable installation adjoining the athletics track where the position of the container would not have a significant detrimental impact on the amenities of the surrounding area.

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Notes

Agenda Type : A

W2009/0402 Erection of a 2m high security fencing and gates  
Wilsons Auctions, Trench Lock 2, Trench, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Hadley & Leegomery

APPLICANT:  
Wilsons Auctions

RECEIVED ON:  
14/05/09

PARISH  
Hadley & Leegomery

WARD  
Hadley & Leegomery

CASE OFFICER:  
Phil Baker

THE PARISH COUNCIL HAS REQUESTED THAT THIS APPLICATION BE  
CONSIDERED BY THE COUNCIL'S PLANS BOARD

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Siting and Appearance of security fence.

THE SITE AND THE PROPOSAL:

This planning application relates to the erection of a two metre high security fence and gates around the front car parking area at the Wilsons Motor Auction site at Trench Lock, Trench. The site occupies a prominent location on the corner of Trench Lock and Sommerfeld Road, on a main traffic route in north Telford.

The proposed fencing would comprise nylon-coated single-wire mesh fencing, colour dark green. It would be located along the main frontages to Trench Lock and Sommerfeld Road, directly behind the parking spaces and circulation aisles, and on the inside of the existing planting/landscaping around the site, which consists of hedging and semi-mature trees.

The fence is required to increase the security at the auction site as the applicants claim that they have recently experienced an increase in vandalism and anti-social behaviour on this site.

The proposed gates will be unlocked when the auction building opens at 9.00am and locked in the open position throughout the day. The gates will then be closed when the auction site closes in the evening.

CONSULTATION RESPONSES:

The Parish Council has objected to the application on the grounds that the proposed fencing would not enhance the appearance of this prominent corner site, and it could be prone to collecting litter and other debris that is blown by the wind.

No other objections have been received.

PLANNING HISTORY:

In March 2009 planning permission was refused for a 2 metre high security fencing and gates on the grounds of:

- (a) the proposed position of the fence would have an incongruous, obtrusive, and dominant impact on the street scene which would adversely affect the prevailing character and appearance of the surrounding area
- (b) the proposed development would result in a structure enclosing a section of public highway which needs to be safeguarded for possible future highway improvements and access to possible public utilities beneath the surface of the ground.

**PLANNING POLICY:**

The following policies are relevant in the determination of this application:

Wrekin Local Plan:  
UD2 – Design Criteria

LDF Core Strategy  
CS15 – Urban Design

**PLANNING CONSIDERATIONS:**

In the previous application the proposed fence was to be located on the outside of the existing planting/landscaping belt around the perimeter of the site, right up along the back edge of the pavement. This would have made it very visible on this prominent corner site, and would have had a dominant and obtrusive impact on the prevailing street scene, adversely affecting the character and appearance of the site and the surrounding area. It would also have intruded upon a section of the public highway which needs to be safeguarded for possible future highway improvements.

In this new application the proposed security fence is located on the inside of the existing planting/landscaping belt, directly behind the parking spaces and circulation aisles of the car park, and hence not immediately beside the pavement.

It is considered that this is a much more acceptable location for the fence. The screening that the planting will give, together with the increased distance between the fence and the pavement, will mitigate the environmental impact of the fence and make it appear less intrusive in the street scene. As such, it will ensure that the prevailing character and appearance of the site and the surrounding area will be safeguarded and protected in the future. Hence this revised scheme is now acceptable.

**RECOMMENDATION:** GRANT PLANNING PERMISSION subject to conditions relating to:

1. A3 – Full permission
2. C118 – Submitted plans

**REASONS FOR APPROVAL:**

The proposed security fence would be located on the inside of the existing planting/landscaping belt. The screening that the planting will give, together with the increased distance between the fence and the pavement, will mitigate the environmental impact of the fence and make it appear less intrusive in the street

scene. As such, it will ensure that the prevailing character and appearance of the site and the surrounding area will be safeguarded and protected in the future.

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Notes

Agenda Type : A

W2009/0413 Conversion of former Childrens Home to 2no. 4 bedroom properties with a single shared access off Church Street  
1, 2, Church Street, Oakengates, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Ketley & Oakengates

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
21/05/09

PARISH  
Oakengates

WARD  
Ketley & Oakengates

CASE OFFICER:  
Phil Baker

OBJECTIONS RECEIVED: Yes.

MAIN ISSUES: Conversion to residential use.

THE SITE AND THE PROPOSAL:

This planning application relates to the conversion of a former children's home into 2 semi-detached four-bedroom residential dwellings in Church Street, Oakengates.

The application site lies in a predominantly residential area to the south of Oakengates District Centre.

The building was originally constructed as a pair of semi-detached houses. It later became a police house and then was converted into a children's home in 1993. It ceased being a children's home in November 2008 and since then has been vacant and boarded up.

The property is a traditional two storey building with external materials comprising brown bricks and concrete tiles. There is a large flat tarmacadam forecourt to the front of the building and a sloping grass embankment to the rear, formerly garden areas. There are single garages to either side of the building and a single vehicular access from Church Street at the south west corner of the site.

CONSULTATION RESPONSES:

One letter has been received from a local resident who is concerned about a first floor window that he feels overlooks his property, thereby prejudicing his privacy, and that the window be removed.

The Council's Geotechnical Engineer has no objections subject to a condition relating to contaminated land.

The Council's Drainage Engineer has no objections.

The Council's Highways Engineer has no objections.

PLANNING HISTORY:

In 1993 planning permission (ref: W93/0156) was given to change the use of the properties to a children's home. In the same year Building Regulations approval was given for two 2-storey rear extensions and a single storey extension on the back of the building, and various internal alterations (ref: 0744/93).

**PLANNING POLICY:**

The following policies are relevant in the determination of this application:

**LDF Core Strategy:**

CS1 – Homes

CS5 – District and Local Centres in Telford

**PLANNING CONSIDERATIONS:**

As the property was originally built as a pair of semi-detached houses it should be relatively easy to convert it back into two individual dwellings. No changes or alterations will be made to the external appearance of the building.

There will be two first floor bedrooms on each side of the building which have windows that overlook the adjacent houses on either side. However, these rooms were used as bedrooms when it was a children's home, and probably before that as well, and therefore there will be no real change in circumstances for the occupants of the houses. As the rooms are already present they cannot be removed, or the extensions taken down.

As the property lies at a lower level than the existing houses in Station Fields at the rear of the site, and the building is more than 10 metres from the rear boundary, it is considered that the occupants of these houses in Station Fields will not be adversely affected by any undue overlooking or loss of privacy.

Some of the large front forecourt of the site will be changed from tarmac and made into garden areas, thereby softening its appearance and making it look less harsh. In addition, the grass embankment at the rear will be divided up to provide individual private rear garden areas. There will be ample car parking provided for both proposed dwellings.

In short, the site is surrounded by residential development and there is no objection to the conversion of this property back into residential use. There will be no alterations to the external appearance of the building, and its conversion will not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjacent dwellings by virtue of any undue overlooking, loss of light, or any overbearing effect.

**RECOMMENDATION: GRANT PLANNING PERMISSION** subject to conditions relating to:

1. A3 – Full permission
2. C120 – Submitted plans
3. B44b – Contaminated land

**REASONS FOR APPROVAL:**

The site is surrounded by residential development and there is no objection to the conversion of this property back into residential use. There will be no alterations to the external appearance of the building, and its conversion will not have a detrimental impact on the residential amenities presently enjoyed by the occupants of adjacent dwellings by virtue of any undue overlooking, loss of light, or any overbearing effect.

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Notes

Agenda Type : A

W2009/0432 Erection of 2no. single storey extensions to provide meeting room and toilet accommodation and additional parking spaces to accommodate 4 vehicles  
Madeley Infant School, Upper Road, Madeley, Telford, Shropshire.

Recommendation Code: FG

Ward: Madeley

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
08/06/09

PARISH  
Madeley

WARD  
Madeley

CASE OFFICER:  
Elizabeth Attwood

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, scale and appearance.

SITE AND SURROUNDINGS:

The 2.1 hectare application site is an existing infants school, constructed in the 1950's and 60's and comprises of single storey buildings. The buildings have flat roofs and are finished in a mixture of red/buff and charcoal grey facing bricks; there are also two cedar clad demountables on site. The site is accessed via a gated entrance with a tarmaced parking area and grassed area to the west. Additional parking is provided in front of the school building (where the one element of the extension is proposed). The site is bounded by green vertical bar railings with the playing fields to the rear of the site. The site is also shared with Madeley Junior School and the Caretakers bungalow and is located in a residential area.

PROPOSAL:

The proposed extensions will provide the school with a multi functional area which will be used for meetings, parent groups and nurture groups. The proposals include relocating the Head teacher's office into the current girls' toilets. Therefore, it is necessary to create a new toilet block; this will also include the provision of a much need disabled toilet facility. The new building will provide 107sq.m. of accommodation. The scheme also includes the creation of six replacement car parking spaces.

POLICIES:

Wrekin Local Plan:  
UD2 Design Criteria  
Core Strategy:  
CS15 Urban Design  
National guidance:  
PPS1 Delivering Sustainable Development.

CONSULTATIONS:

The Council's Geotechnical Engineer has recommended informatives relating to mine working and contaminated land due to the former use of the site.

The consultation period had not expired at the time of writing this report; any further representations will be reported to Members at Plans Board.

#### PLANNING CONSIDERATIONS:

Policy UD2 provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality.

Moreover, policy CS15, amongst other issues, states that development will assist in creating and sustaining safe places, positively influencing the appearance of the local environment.

National guidance contained in PPS1, asserts that development should be of high quality design, respond to local context and should reinforce local distinctiveness. High quality design should add to the overall character and quality of an area, not just for a short time but over the lifetime of the development.

Although the largest element of the proposed extension is to be located on the front elevation of the building, the development will not be visible from the streetscene due to the topography of the site and existing buildings. Nevertheless, it has been designed taking elements from the existing building. The toilet extension is situated on the western end of the building and faces the playing fields, this is not visible in the public domain, however it too has been designed to match the existing school. The scale of the building is deemed appropriate and relatively minor when viewed in context.

The proposed development also includes the provision of six car parking spaces to compensate for the loss of the ones currently available at the front of the existing school. This will lead to the loss of a small grassed area, there is a tree nearby which is not affected by the development. On balance, the loss of this landscaped area is not judged to be significantly harmful to visual amenity of the locality, given the large amount of soft landscaping remaining on site. In addition, there is no impact upon the residential amenity of the nearby dwelling houses, and no loss of playing field.

Accordingly, it is considered that the proposed development is compliant with both local and national guidance and therefore recommended for approval with conditions.

**RECOMMENDATION:** to GRANT PLANNING PERMISSION subject to the following conditions:

- 1) A3 - Full with no reserved matters.
- 2) C118 - Compliance with approved plans.
- 3) SIE22 - Informative - Conditions.
- 4) SIE26 - Informative - Reasons for the grant of planning permission.

#### REASONS FOR APPROVAL:

The proposed development is considered to be acceptable and will have a positive impact on the amenity of the school and no adverse impact on the character and

appearance of the building or the surrounding area. There will be no impact upon the school playing fields or the residential amenity of the nearby dwelling houses.

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Notes