

**Development Control Committee**  
Meeting to be held on 26 February 2014

Electoral Division affected:  
Whitworth

**Rossendale Borough: application LCC/2014/0016**  
**30 pupil classroom extension and additional tarmac area at Britannia**  
**Community Primary, Rochdale Road, Bacup**

Contact for further information:  
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**Executive Summary**

Application - 30 pupil classroom extension and additional tarmac area at Britannia Community Primary, Rochdale Road, Bacup.

**Recommendation – Summary**

That planning permission be **granted** subject to conditions controlling time limit and working programme.

**Applicant's Proposal**

Planning permission is sought for the construction of a 30 pupil classroom measuring 10m x 12m with a maximum height of 6m to the ridge of a pitched roof. A small link corridor would be constructed to link through from the existing school building to the proposed extension. The external elevations would be constructed of reconstituted stone incorporating stone quoins and cill detailing. The proposed roof materials would be brown concrete tiles and the windows would be white uPVC double glazed units.

Additionally, a small triangular area of existing grass playground, measuring approximately 50m<sup>2</sup>, would be surfaced with tarmac to provide a compensatory all weather play area. This would extend the playground in a northerly direction.

**Description and Location of Site**

Britannia primary school is located to the south east of Bacup town centre. The proposed extension would be located to the north west boundary of the existing school building and the proposed play area would be located on the north western boundary of the school site. Residential properties are located to the north and west with a public playground to the south.

## **Background**

The development would be at an established educational facility.

### History

Planning permission for the construction of an external raised play area with steps, canopy and 1.5m high railings was granted in February 2012 (ref 14.12.0001).

## **Planning Policy**

National Planning Policy Framework (NPPF)

Section 8 - Promoting healthy communities Paragraph 72

Rossendale Council Core Strategy

Policy 1	General Development Locations and Principles
Policy 23	Promoting High Quality Design and Spaces
Policy 24	Planning application requirements

## **Consultations**

Rossendale Borough Council - No comments received.

LCC Developer Support (Highways) - No comments received.

Environment Agency - No comment to make.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. No representations have been received.

## **Advice**

Due to the rising school numbers in the Bacup area there is a need to provide additional school places. The applicant has advised that the authority has consulted with schools in the area and Britannia has agreed to accept additional pupils. Paragraph 72 of the NPPF attaches great importance to the delivery of sufficient school places to meet the needs of existing and new communities.

The extension would be located within the boundaries of an existing school which is situated within the settlement boundary of Britannia as defined in the Rossendale Local Plan proposals map that forms part of the Rossendale Core Strategy. The development is therefore considered acceptable in principle.

The main issue is the impact that the extension to the building and the extended play area would have in terms of residential and visual amenity. Britannia Primary School is located in an elevated position off the A671 (Rochdale Road) with generous grounds. The proposed extension would provide an additional classroom and

cloakroom and be located to the north west of the site to the rear of the existing school buildings. The line of the proposed extension would not protrude further than the existing building line and as the nearest residential properties to the extension are located on the western boundary some 20m away it is considered that the residential amenities would not be unduly affected.

The proposed playground extension would provide additional hard play space for the children and would be constructed on an existing grassed area adjacent to some play equipment. The western boundary of the play area would be adjacent to some weld mesh fencing, approximately 1m in height, which forms the boundary with the residential property known as "The Bungalow". Whilst this boundary also includes some mature trees, the playground would be visible from the rear garden of the Bungalow. However, the proposed hard surface area would be used for play in the same way as the grassed area and therefore would not constitute a significant change in use. It is considered that the extension to the school and the extension to the playground would meet the aims of Policy 24 of the Rossendale Core Strategy.

Britannia Primary School is a traditionally built Victorian school of stone and slate construction. Recently there have been a number of extensions that have utilised brown concrete roofing tiles and stone walls. The proposed extension would not be visible from the main road and the use of reconstituted stone with concrete tiles to the roof to marry in with an existing extension is considered acceptable in this location. The link corridor would be constructed with a flat roof and the entrance area would be colour coated aluminium. The proposed design and materials meet the aims of Policy 23 of the Rossendale Core Strategy.

The applicant has submitted a bat report dated December 2013 which concludes that the area where the proposed extension would join in with the existing school building has negligible potential to support roosting bats. Therefore development works could proceed without the need for further bat surveys.

In summary the proposal would provide for increased accommodation and play space to meet the requirements of the additional pupil numbers. The proposed extension and playground would not have an unacceptable impact on the amenities of the adjoining residential property.

In view of the scale and location it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

## **Recommendation**

That planning permission be **granted** subject to the following conditions:

### **Time Limits**

1. The development shall commence not later than 3 years from the date of this permission.

*Reason: Imposed pursuant to Section 91 (1) (a) of the Town and Country Planning Act 1990.*

## Working Programme

2. The development shall be carried out in accordance with the following documents:
  - a) The Planning Application and supporting statement received by the Director of Transport and Environment on 17 January 2014 as amended by the email from Glyn Jones dated 30 January 2014.
  - b) Submitted Plans and documents:

Drawing Number A2 Rev A entitled "Site Plan"  
Drawing Number A3 rev A entitled "Site Location Plan"  
Drawing Number A1 rev A entitled "Existing Site Block Plan"  
Drawing Number A4 entitled "Proposed floor plans, elevations, section levels, drainage".  
Drawing Number A5 entitled "Existing Elevations, Photos"  
Drawing Number A6 entitled "Proposed Roof Plan, Existing School Floor Plan"

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy 24 of the Rossendale Local Plan.*

## Notes

The applicant's attention is drawn to the requirements of the Equality Act 2010 and the British Standards Institution Code of Practice for Design of Buildings and their approaches to meet the needs of Disabled People (BS8300:2009). The design of the building will also need to comply with Part M of the Building Regulations 2010. In the case of educational buildings, the applicant's attention is drawn to the Special Educational Needs and Disability Act 2001 and the guidance prepared by the Department of Education and Skills Building Bulletin 91 (Access for the Disabled to School Buildings) and Building Bulletin 94 (Inclusive School Design).

## Local Government (Access to Information) Act 1985

### List of Background Papers

Paper	Date	Contact/Directorate/Ex
LCC/2014/0016	17.01.14	Catherine Lewis/Environment/ 30490

Reason for Inclusion in Part II, if appropriate

N/A