

Development Control Committee

Meeting to be held on 3rd September 2014

Electoral Division affected:
Rossendale North

Rossendale Borough: application number LCC/2014/0122 Construction of a single storey extension to south elevation of the school at Staghills Children's Centre, Top Barn Lane, Rossendale

Contact for further information:

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Executive Summary

Application - Construction of a single storey extension to south elevation of the school, Staghills Children's Centre, Top Barn Lane, Rossendale.

Recommendation – Summary

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

Applicant's Proposal

Planning permission is sought for the construction of an infill extension to replace and extend an existing steel framed canopy. The extension area would cover approximately 9m x 5m to a height of 2.5m. It would be constructed from red/brown clay brickwork to match the existing buildings with aluminium glazing screen and composite panels at low level.

Description and Location of Site

Stag Hills Children Centre is centrally located in Newchurch on a steep hillside surrounded by residential properties and a dense tree planted area of landscaping to the rear. The Centre is a part single, part two storey children's centre constructed predominantly of red brick and colourful steel clad panelling. Access to the site, including a small car park, is from Top Barn Lane. The proposed extension would be located along the southern elevation of the Centre beyond which are the site grounds and then the rear boundaries of the closest residential properties, approximately 10m to the boundary of number 9 Priory Close to the west elevation, and 20m from the front of the extension along Rectory Close.

Background

History

Planning permission for an extension to the existing building was granted in April 2005 (ref. 14/05/0125).

Planning permission for a foyer extension was granted in February 2006 (ref. 14/05/0716).

Planning permission for two external canopies including roller shutter doors was granted in September 2006 (ref. 14/06/0389)

Planning permission for a single storey office extension was granted in April 2011 (ref. 14/11/0098).

Planning permission for a single storey extension to rear of nursery was granted in April 2012 (ref. 14/12/0108).

Planning application was granted in June 2013 for a proposed classroom extension including relocation of existing steel framed canopy (ref 14/13/0206).

Planning Policy

National Planning Policy Framework (NPPF)

Paragraphs 6 – 17, 56 – 66 and 69-78 are relevant with regard to the definition of sustainable development, the purposes of the planning system, the need for good design and promotion of healthy communities.

Rossendale Borough Council Core Strategy

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

Rossendale Local Plan

Policy DS1 The Urban Boundary

Consultations

Rossendale Borough Council – No objection

LCC Developer Support (Highways) – No objection. There is to be no increase in the number of children on the nursery school roll and no increase in the number of employees. It is recommended that the existing Travel Plan is updated as part of this application to encourage travel to the site by sustainable means.

Representations – The application has been advertised by site notice and neighbouring residents informed by individual letter. One letter of representation has been received raising the following concerns:

- This is the third planning request in as many years and the building is getting larger, closer and more dominant next to residential property.
- Elevated noise levels from the Centre.
- The site attracts vandalism and trespassers. More security is required.
- Existing surface water run-off affects local drainage.
- Existing trees block out sunlight.

Advice

The application site falls within the Urban Boundary identified in the Rossendale Local Plan where most new development is directed for the purposes of Policy DS.1.

Policy 23 of the Rossendale Borough Council Core Strategy seeks to ensure that all development is of the highest standard of design that respects and responds to local distinctiveness, character and context and contributes positively to local identity and heritage in terms of scale, density, layout, materials and access.

The proposed extension would replace and expand upon an existing enclosed canopy area but would not extend beyond the existing building line or above the existing roof height at this location. The proposed materials have been chosen to match the existing therefore when completed the development would look largely the same from outside the site. Consequently the concerns of a local resident that the proposed development would lead to the building dominating over residential property cannot be supported.

Further concerns raised by the resident regarding noise levels, surface water drainage, noise from children, and existing trees blocking out sunlight. The Centre is an established facility and there will be an existing element of noise associated with the activities of children. It is unlikely that the proposed development would generate any additional noise over and above that already experienced.

The trees are not affected by the proposed development so the impact of them on light is not material to the determination of this application.

With regards to drainage, the extension would be constructed on previously developed hardstanding and surface water would be disposed off to sewer. Therefore, any local drainage issue would not be exacerbated.

Given there is to be no increase in pupil numbers it would be unreasonable and unnecessary to require the school travel plan to be updated through the planning permission should planning permission be granted. The travel plan requires periodic review and is a matter for the school to address rather than through the planning process.

It is considered that the proposed development accords with the policies of the National Planning Policy Framework and the policies of the development plan.

In view of the location, nature, scale and design of the development 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, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application and supporting statement received by the Director of Transport and Environment on 23 07 2014
 - b) Submitted Plans and documents:

Drawing No. PL01 Site Location Plan & Existing Floor Plan Layout
Drawing No. PL02 Existing Part Plan and Elevation
Drawing No. PL03 Proposed Part Plan and Elevation
 - c) All schemes and programmes approved in accordance with this permission.

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policy DS1 of the Rossendale Local Plan and Policies 1,23 and 24 of the Rossendale Borough Council Core Strategy.

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/Ext
LCC/2014/0122	August 2014	Jess Manfield/Environment/531942
Reason for Inclusion in Part II, if appropriate		
N/A		