

Development Control Committee

Meeting to be held on 8 May 2019

Electoral Division affected: Lancaster Rural North

Lancaster City Council: Application number. LCC/2019/0016
Single storey extension to the front of the school to create a wheelchair store.
Bleasdale House School, Emesgate Lane, Silverdale

Contact for further information:

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Executive Summary

Application – Single storey extension to front of school to create a wheelchair store.

Recommendation – Summary

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

Applicant's Proposal

The planning application is for a single storey extensions to the front of the school to create a wheel chair store.

The proposed wheelchair store extension would extend from the southern western elevation of the existing flat roof toilet extension, measuring 3.245m x 2.96m with a flat roof to a maximum height of 2.9m. The building would be finished with render to match the existing building.

The application also initially provided for the construction of a new classroom but this has now been withdrawn from the application.

Description and Location of Site

Bleasdale House School is located on Emesgate Lane in the village of Silverdale, immediately north of the village centre and approximately 6km north of Carnforth. The site is located within the Arnside and Silverdale Area of Outstanding Natural Beauty. The school itself is bordered to the west by Emesgate Lane, to the north by a fire station and to the east and south by residential properties the nearest being approximately 35 metres from the proposed development. The school is divided into two sites, one on each side of Emesgate Lane.

The proposed development immediately adjoins Emesgate Lane from where it is separated by a boundary wall.

Background

The site is an established educational facility.

Planning permission was granted at Bleasdale School, Emesgate Lane, Silverdale in June 2016 for a single storey extension.

Planning permission was granted at Bleasdale School, Emesgate Lane, Silverdale in April 2018 for a single storey rebound therapy room with ramp access.

Planning Policy

National Planning Policy Framework

Paragraphs 8 -11, 124 – 132 and 170 – 177 of the NPPF are relevant in terms of achieving sustainable development, the need to achieve well designed places and to conserve and enhance the natural environment

Lancaster City Council Development Management DPD (2014)

Policy DM35 – Key Design Principles

Policy DM36 – Sustainable Development

Arnsdale and Silverdale Development Plan Document

Policy AS08 - Design

Consultations

Lancaster City Council – Object to the application due to concerns relating to the design of the proposed extensions and the highly visible location along the frontage of Emesgate Lane. It is considered that the flat roof design approach results in development that is poorly related and incompatible with the structure of the original main school building. Consideration should be given to Policies DM35 of the Lancaster City Council Development Plan Document and Policy AS08 of the Arnsdale and Silverdale Development Plan Document.

Silverdale Parish Council – No objection. However it is noted that the application states the intention to connect to the mains drainage but the Parish wish to point out that Silverdale does not have a mains drainage connection.

LCC Highways Development Control – No objection

Silverdale and Arnsdale AONB - No comments received

Representations: The application has been advertised by site notice. One representation has been received from an adjacent resident who does not object to the application but questions why he was not consulted on the application.

Advice

Bleasdale School is a specialist school which caters for children with special educational needs. The proposed extension would be used as a store for wheelchairs as the school does not currently have a separate space for such use. The proposed extensions would be sited on existing hardstanding.

The main school building has rendered elevations with a hipped roof covered with slate. Attached to the north facing elevation of the building and extending as far as the boundary wall with Emesgate Lane is a later single storey flat roofed extension which provides toilet facilities.

Policy DM35 of the Lancaster City Local Plan seeks to ensure that there is no significant impact in relation to overshadowing and loss of visual amenity from development. Similarly Policy AS08 of the Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) states that for development proposals within the AONB, the highest standards of design and construction will be required to conserve and enhance the landscape, built environment, distinctive settlement character and historic, cultural and architectural features. In particular criteria h) of Policy AS08 states that development proposals should avoid using existing development that is harmful to landscape and settlement character to inform the design of new development or proximity to it as justification for further poor quality or harmful development.

The original planning application provided for two extensions to either side of the toilet extension; the wheelchair store and also a larger classroom extension. Both extensions were proposed to have flat roofs to match the toilet block to which they would have been attached. However, the classroom extension would have also wrapped around the outside of the existing main school building.

The City Council object to the application as they consider that both extensions are located in a prominent position on the road frontage and that the flat roofed design would result in a development that is poorly related and incompatible with the existing structure therefore conflicting with the above policies.

Due to the size and position of the proposed classroom extension, it is considered that there is some merit in the City Council's objection. In view of this, the classroom extension has been withdrawn from the application and the applicant has agreed to investigate other options for this new provision.

In relation to the wheelchair store, it is accepted that the roof design would be different from that of the main school building and that a pitched roof design would be more in keeping with the design of the existing school. However, the roof design would be the same as the existing toilet block and to provide a pitched roof design would require extensive works to tie in with the hipped roof on the existing building. The applicant therefore states that it would not be practicable or cost effective for the extension to have a pitched roof design.

Alongside Emesgate Lane, there is a boundary wall, the height of which rises in steps so that at its maximum height it is a similar height to the existing toilet block.

To some extent this wall conceals the existing toilet block from the road and it would have a similar effect for the wheelchair store extension although it would be less effective due to the way that the height of the wall steps down. However, it should be noted that the wheelchair store is relatively minor in scale and that its design in terms of roof height would tie in with the existing toilet block and the materials for the external elevations would match that of the main school building. It is therefore considered that the wheelchair store extension would not give the impression of a further extension that was completely unrelated to the other structures on the site.

On balance, it is considered that the wheelchair store extension would be acceptable in terms of design, would not cause significant harm to the scenic quality of the Area of Outstanding Natural Beauty and complies with Policy AS08 of the Arnside and Silverdale Development Plan Document.

The development would not have any mains foul drainage requirement so the comments of Silverdale Parish Council would not apply to this development.

In view of the scale and nature 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 three 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 received by the County Planning Authority on 14 March 2019.

- b) Submitted Plans and documents:

Drawing No 01 Rev A - Location Plan

Drawing No 03 Rev A - Part Plan as Existing and Proposed

Drawing No 05 Rev A- Elevations as Proposed

Reason : To minimise the impact of the development on the amenities of the area and to conform with Policies DM35 and DM36 of the Lancaster City Development Management DPD and Policy AS08 of the Arnside and Silverdale DPD.

3. The colour of the render used for the external elevations of the extensions shall match the render used on the existing school building.

Reason : In the interests of the visual amenities of the area and to conform with Policies DM35 and DM36 of the Lancaster City Development Management DPD and Policy AS06 of the Arnside and Silverdale DPD.

**Local Government (Access to Information) Act 1985
List of Background Papers**

Paper	Date	Contact/Directorate/Ext
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None

Reason for Inclusion in Part II, if appropriate - N/A