

**Development Control Committee**  
Meeting to be held on 7th September 2016

Electoral Division affected:  
Preston North East

**Preston City: Application number LCC/2016/0050**  
**Single storey modular unit extension to existing modular unit, nursery school.**  
**Little Acorns pre-school, c/o Kennington Primary School, Kennington Road,**  
**Preston.**

Contact for further information:  
Faiyaz Laly, 01772 538810  
[DevCon@lancashire.gov.uk](mailto:DevCon@lancashire.gov.uk)

### **Executive Summary**

Application - Single storey modular unit extension to existing modular unit nursery school. Little Acorns pre-school, c/o Kennington Primary School, Kennington Road, Preston.

### **Recommendation - Summary**

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

### **Applicant's Proposal**

Planning permission is sought for a single storey extension to an existing modular unit located at Kennington Primary School. The proposed extension is for the existing Little Acorns Pre-School Nursery which has been operating at the school since 2000. The existing modular building is formed by three modular units joined together, with a flat roof. The rear elevation of the existing modular building, facing the playing fields has retained the original painted flat panels whilst the other three sides have been cladded with stained vertical timber boarding.

The proposed extension would measure approximately 11.95m x 3.60m with a maximum height of 2.92m. The proposed development would be located to the rear elevation of the existing modular building and would provide an additional 42m<sup>2</sup> of floor space at the nursery. The external elevations of the proposed extension would be made from ivory plastisol coated steel panels, grey flat membrane roof and white UPVC windows.

### **Description and Location of Site**

Kennington Primary School is located off Kennington Road in a primarily residential area, 2.4km north of Preston town centre. The proposed site is surrounded by

residential properties with the closest being located approximately 50m to the east on Beechway. Kennington Road is a one-way road located along the front (southern) boundary of the school whilst Beechway is single two way road located east of the proposed extension site. The proposed extension would be located on a small grassed area utilised by the nursery away from the school playing field.

## **Background**

The site is an established educational facility.

Planning permission was granted in October 2000 for a single storey mobile unit to provide an after school club to include toilets, cloaks and storeroom. (06/00/0607)

Planning permission was granted in August 2003 for a proposed single storey extension. (06/03/0530)

Planning permission was granted in February 2007 for a new single storey pitched roof office extension and new linked entrance new vehicular access and extend and alter car park for the provision of 10 car parking spaces and 2 disabled spaces and the relocation of the existing pond. (06/06/1173)

Planning permission was granted in October 2012 for the erection of a canopy. (06/12/0711)

## **Planning Policy**

National Planning Policy Framework (NPPF)

Paragraphs 6 - 17, 56 - 68 and 72 - 73 of the NPPF are relevant with regard to the definition of sustainability, purposes of the planning system, need for good design and the need for additional school places.

Central Lancashire Core Strategy

Policy 14 - Education

Policy 17 - Design of New Buildings

Preston Local Plan

Policy EN8 - Development and Heritage Assets

Policy EN9 - Design of New Development

## **Consultations**

Preston City Council - No objection to proposal, but it should be noted that Historic England are considering including Kennington Primary School within the Statutory List of Buildings of Special Architectural or Historic Interest. Should the school be included within the List and the modular building be installed subsequent to this listing, Listed Building Consent for the development would also be required.

LCC Highways Development Control - No objection - the increased numbers attending the school as a result of this expansion should not impact significantly on the highway network in terms of vehicle movements.

Historic England - No observations to make.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. Three representations have been received objecting to the proposal for the following summarised reasons:

- Staff from the school park all day on residential streets making it difficult for carers and emergency services to access houses when required.
- Due to amount of vehicles using the road, resident's cars are being damaged.
- The surrounding streets cannot accommodate parking for more people.

### **Advice**

Little Acorns Pre-School currently provides nursery facilities for children aged 2-5 years old within a modular building located at the rear of Kennington Primary School. The nursery site is located in a well established residential area, where the majority of children can walk to the school and nursery. There has been an increase in demand for places in the nursery which has resulted in the need for further floor space for a rest area for children to sleep in. The proposed development would provide an additional 42m<sup>2</sup> of floor space but would only increase the capacity of the nursery by three children at any one time (a maximum capacity of 18 children)

The National Planning Policy Framework (NPPF) states (paragraph 72) that great importance is attached to ensuring that a sufficient choice of school places is available to meet the needs of existing communities, giving great weight to the need to create, expand and alter schools to do so. Policy 14 of the Central Lancashire Core Strategy seeks to work in partnership with the education authority in any modernisation programme or new construction and to enable educational facilities to be built in locations where they are accessible by the communities they serve. Due to the need for the nursery accommodation in the surrounding area the proposed development would accord with these policies.

Policy EN9 of the Preston Local Plan requires that applications will be approved where they take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality design that responds to its context. The proposed extension would be single storey and would not exceed the height of the adjacent nursery buildings.

The proposed extension would be small in scale and would be built from materials and to a design which is acceptable in terms of the existing modular building to which it would be attached. Whilst the new development would increase the scale and massing of the nursery building, due to the small scale of the development compared to the large size of the school grounds, it is considered that the proposal would not have a detrimental effect on the nearest neighbouring residential properties which are located approximately 50m away.

Three representations have been received relating to parking and traffic issues on Beechway. LCC Highways Development Control have raised no objection to the development as they do not consider that the extension would have a detrimental impact on the surrounding highway network. Whilst it is recognised that there may be existing on street parking associated with the nursery, the proposed extension would only result in an additional three places at the nursery and therefore would not lead to a significant increase in on street parking. The applicant has stated there would be no increase in staff numbers due to the proposed development.

Preston City Council have raised no objection to the proposed development but state that Historic England are considering including Kennington Primary School within the Statutory List of Buildings of Special Architectural or Historic Interest. Policy EN8 of the Preston Local Plan states that proposals affecting a heritage asset or its setting will be permitted where they have consideration for the scale, layout and appearance of the heritage asset. The proposed development is a small scale single storey modular extension and would be built from materials and to a design reflective of the existing modular building to which it would be attached. The proposed building would be located to the rear of the school away from the main school building and therefore would not detract from the design or impact on its architectural merits. Historic England have no comments to make on the application. It is therefore considered that the proposal is acceptable in terms of the impact on heritage assets and complies with the policies of the NPPF and the Development Plan.

In view of the nature, design and location 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 in accordance with the following documents:
  - a) The Planning Application received by the County Planning Authority on 19th August 2016.
  - b) Submitted Plans and documents:

Drawing No - 1474.1 - Proposed Site Plan / Block Plan

Drawing No - 17008 - Extension Building to Pre-School Open Plan Unit

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy EN9 of the Preston 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/Ext
LCC/2016/0050 Environment / 01772 538810	August 2016	Faiyaz Laly / Planning and

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