

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date 15.5.06

Report considered and agreed by Team Leader Development, Minerals and Waste Group

..... date 15th May 06

Report by: **Director of Transport and Environment**

Proposal: **New ICT classroom over existing ICT classroom at ground level on south elevation**

Site Address: **Ocklynge Junior School, Victoria Drive, Eastbourne**

Applicant: **Director of Children's Services**

Application No. **EB/2480/CC**

Key Issues: **I. Siting and Design
II. Waste Minimisation**

RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:

Under the powers delegated to me by the Governance Committee on 30 January 2003 I resolve to approve the proposal subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

Ocklynge Junior School occupies a large, relatively flat site of approximately 3.5 hectares within a residential area in the north-west of Eastbourne, within the Development Boundary of the town.

School buildings are situated in the north of the site, with a substantial playing field to the south. The rear gardens of houses adjoin the site on its eastern and south-eastern boundaries, and elsewhere the School is bordered by roads. A substantial hedge screens the School from Victoria Drive on its western boundary. The main entrance is on the site's northern boundary and is reached from Farlane Road. There are also pedestrian entrances on the School's western and southern boundaries.

School buildings are of mixed ages and designs, and are constructed mainly on one and two storeys, of light brown brick with grey tiled roofs.

2. The Proposal

It is proposed to extend an existing ICT classroom by one storey to provide a further ICT classroom and store. The classroom is situated in a central position on the southern edge of the School buildings and borders a tarmac path and the School playing field.

The existing building is of one storey and is situated between two two-storey buildings. The two taller buildings are of slightly differing designs; the older building on the western side is the longer of the two; it is fronted with rows of windows with white frames and brown panelling and has a grey tiled shallow pitched roof. The building on the eastern side has visible light brown brickwork, and windows with brown frames. The roof is again grey tiled with a shallow pitch, but the pitch is of a slightly different design and the roof has red detailing around the edge.

The building that is the subject of this application appears to have been built at the same time as the adjacent eastern building, as they have identical brickwork. It is of an irregular shape; its eastern and southern elevations are formed of the same wall, which curves around and protudes at its western-most point. The building's western elevation is straight and its roof is hidden by the taller elevations, which makes it appear flat. The building is set slightly further forward than the two adjacent buildings.

It is proposed to increase this building by one storey by continuing the existing design, using the same brickwork and window design; and providing a shallow pitched roof in manufactured grey slate. An extra window will be provided at ground floor level on the building's western elevation to make up for the loss of light resulting from the removal of the skylights on the roof. The extension will be joined to the adjacent western building in the same manner as the existing one-storey building, with narrow white Trespa panelling. The air-conditioning unit currently on the building's roof will be removed and natural cross-ventilation will be provided to dissipate heat. External chiller units will be provided on the adjacent flat roof, which will remain hidden from view.

3. Site History

The school has been the subject of many planning applications in the past 17 years; the most recent being the following:

2005 – Granted – EB/2442/CC – Demolition of existing pavilion. Erection of new pavilion; single fenced multi use games area (MUGA) and 4 no 8.0 metre high floodlight columns in south-west corner of school grounds. Realignment of existing pedestrian access to Baldwin Avenue.

2005 – Granted – EB/2454/CC – Single storey classroom to east elevation for special needs teaching.

2005 – Granted – EB/2458/CC – Create cloakroom space by extending teaching area over existing flat roof edge to edge of existing roof line.

4. Consultations and Representations

Eastbourne Borough Council have no objections.

Local Residents: no comments have been received.

5. The Development Plan policies of relevance to this decision are:

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy W10 (Construction waste).

Eastbourne Borough Plan 2001-2011, 2003: Policies: UHT1 (Design of new developments), LCF18 (Extension of educational establishments).

The East Sussex and Brighton & Hove Waste Local Plan was adopted and came into force on 21 February 2006. Currently there is a High Court Challenge to parts of the Plan.

6. Considerations

I. Siting and Design

The proposed extension is of a small scale and is designed to match the ground floor building upon which it will be situated in terms of brickwork and window design. It will also be in keeping with adjacent buildings in terms of materials, design and scale. The position of the existing building makes it something of a feature on the southern edge of the School buildings, and in my opinion the method chosen by which to extend it is appropriate, as the resulting building will in effect be 'more of the same'. Additionally, by extending on top of an existing building, the School is making efficient use of the space available.

The nearest residential properties are approximately 100 metres to the west of the proposed extension, and the development will have no detrimental effect on them. The proposed extension will be visible from public areas beyond the southern extent of the School playing field and from houses on the School's eastern boundary. However, views will be from some distance away, and will be seen against a backdrop of existing school buildings. The small size of the proposed development and its location between existing buildings will not result in views of this part of the school being significantly altered.

For these reasons I consider the proposal to fully accord with Policy UHT1 of the Eastbourne Borough Plan, which requires all development proposals to be appropriate in scale, form, materials, setting, alignment and layout and to make the most effective use of the site. The proposal also accords with Policy LCF18 of the Borough Plan, which is concerned with the extension of educational establishments, as it does not detrimentally effect residential, visual or environmental amenity, and is considered acceptable in terms of siting, scale and materials.

The proposed extension will have a shallow pitched roof in grey slate. As the two adjacent buildings also have pitched roofs, there is the risk of the roofs 'clashing', particularly on the western side, if care is not taken to ensure otherwise. This issue has been raised with the applicant, who has confirmed that careful site setting out will be undertaken to ensure this problem is avoided or resolved.

II. Waste Minimisation

The applicant states that the proposed development has been designed to retain as much as possible of the existing building fabric, by extending the existing walls and re-using the existing fabrics. By building on top of an existing building, the proposal minimizes the need for demolition and waste creation. The applicant has confirmed that any demolition materials that are created will be re-used on site if appropriate; for example the existing roof joists and beams will be re-used in the new roof. Any materials unsuitable for re-use will be sorted on site for recycling or disposal. The proposal therefore accords with Policy W10 of the Structure Plan, which seeks a reduction in construction waste and Policy WLP11 of the Waste Local Plan, which requires development proposals to demonstrate that waste generated in the demolition or construction phase is minimized, re-used or recycled.

7. Conclusion and reasons for approval

In accordance with Section 38 of the Planning and Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the Development Plan

unless material considerations indicate otherwise. This is a small development which has been deemed appropriate in terms of scale, siting and design. It will have no detrimental effect on residential amenity and the proposal sufficiently addresses the need for waste minimisation.

The proposal complies with Policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991-2011, with Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006 and with Policies UHT1 and LCF18 of the Eastbourne Borough Plan 2001-2011, adopted 2003.

There are no other material considerations and the decision should be taken in accordance with the development plans.

8. Recommendation

8.1 To grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason: To ensure the appropriate appearance of the development in the area in accordance with Policies UHT1 and LCF18 of the Eastbourne Borough Plan 2001-2011, adopted 2003.

3. The development shall be implemented in accordance with the submitted Construction Industry Waste & Recycling Statement, dated 20th April 2006.

Reason: To minimise the amount of construction waste to be removed from site for final disposal in accordance with Policy W10 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 and Policy WLP11 of the East Sussex and Brighton and Hove Waste Local Plan 2006.

BOB WILKINS
Director of Transport and Environment
15 May 2006

Contact Officer: Holly Bonds Tel.No 01273 481595
Local Member: Councillor Skilton

BACKGROUND DOCUMENTS

East Sussex and Brighton & Hove Structure Plan 1991-2011
Eastbourne Borough Plan 2001-2011, 2003
East Sussex and Brighton & Hove Waste Local Plan 2006.