

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 4.7.2003

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

..... [redacted] date 4th July 2003

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

Proposal: **Extension and alterations to school administrative offices**

Site Address: **St Paul's Primary School, Horntye Road, St Leonards-on-Sea**

Application No: **HS/2197/CC**

Applicant: **Director of Education**

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 Council I resolve to grant planning permission for the proposed development subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

St Paul's Primary School is situated in a residential area of Hastings. Residential dwellings are situated to the north and west of the school site. Amerhurst Road runs along the northern boundary of the school site, and Horntye Road to the west.

Adjoining the school's eastern boundary are allotments, and to the south is Horntye Park Leisure Centre and a cricket ground.

The main school building is situated to the west of the school site and the playground to the north-west. The school playing field is located to the east of the main school building.

The main school building is predominantly flat roofed although the part of the building to which this application relates has a gently sloping monopitch roof. The main building is constructed in brown brick and the window frames are white powder coated aluminium. The school buildings are situated on a relatively flat site, but at a higher level than the playground which slopes gently downwards to the north.

2. The Proposal

It is proposed to extend and make internal alterations to the school administrative offices at St Paul's School in Horntye Road. The extension would take place on the western elevation of the main school building, adjacent to the far south-western corner of the playground.

3. Site History

1999 – Granted - HS/139/CC/5. Retention of three existing mobile classrooms.

1999 – Granted - HS/1915/CC. Two-storey extension comprising three classrooms and library, single storey extension comprising classroom and toilets with extension to class and existing hall, 5 no. new car spaces, landscaping and new vehicular access.

2001 – Granted - HS/2063/CC. Provision of a new music and performing arts rehearsal and performance centre, two practice rooms and ancillary accommodation for school & community use and alteration of existing access, formation of new pedestrian access and provision of parking for 18 cars

2002 – Granted - HS/2097/CC. Alterations and extension to form 2 no classrooms and toilets and extension of grasscrete road to enable access to contractors compound and building site.

4. Consultations and Representations

Hastings Borough Council Raise no objections to the proposed development.

Neighbours No representations received.

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

East Sussex Brighton & Hove Structure Plan 1991-2011 : Policy S1 (sustainability); EN1 (the environment); W10 (waste minimisation).

East Sussex and Brighton & Hove Waste Local Plan, Second Deposit April 2002: WLP11 (reduce, re-use, recycle).

Hastings Local Plan Deposit Draft, October 1999 : RP5 (views); RP7 (materials); DG1 (development form).

6. Summary of Policy Issues

Policy EN1 of the East Sussex Brighton & Hove Structure Plan seeks to ensure that development sustains, conserves and where possible enhances the character, local diversity and quality of the landscape and the natural and built environment. Policy S1 seeks to ensure a sustainable approach to development and policy W10 encourages a reduction in the amount of construction waste in development.

Policy WLP11 from the Waste Local Plan seeks to ensure that all development encourages the reduction, reuse and recycling of materials on site where possible.

Relevant policies in the Hastings Borough Plan are RP5 that relates to where new development must respect views of existing features of urban and natural form. Policy RP7

and DG1 ensure new development harmonises with and compliments the surrounding environment

7. Considerations

Siting and Design

The proposed extension is situated on the central part of the western elevation of St Paul's Primary School and will make efficient use of space by infilling existing vacant gaps in the building line of this irregularly shaped building. An existing building to the west of the proposed extension will obscure the view from residential dwellings on Horntye Road, abutting the western boundary of the school site.

It is considered that the proposed extension to the school administrative offices is acceptable in terms of siting.

The proposed development is to form an extension to an existing building which has a gently sloping monopitch roof. The proposed extension will be constructed in brick which will match the existing brickwork and the window frames will be white powder coated aluminium, also to match the existing features. A condition has been recommended to ensure the use of suitable materials.

The extension will have an irregular shape, and a gently sloping monopitch roof. The extension will be approximately 3.7m in height, providing an additional 70m² of floorspace.

The development will provide an extension to the staff room including staff study space, a store, finance office, and additional space for the headteacher and the headteacher's personal assistant/secretary.

The design of the proposed extension is in-keeping with that of the existing building and the materials proposed to be used will match those which are existing. It is therefore considered that the development is acceptable in terms of its design.

Waste Minimisation

A statement of waste minimisation was submitted by Westridge Construction Ltd, via Roger Howells, on 30 June 2003. This statement has been checked against waste policy and it is considered that the proposals for the minimisation and recovery of waste are acceptable.

8. Conclusion

The proposed extension is considered to be acceptable in terms of both siting and design. A statement of waste minimisation has been submitted and is considered to be acceptable in terms of waste policy.

For the reasons set out in the considerations above, this development should be supported subject to the conditions set out in the recommendation.

9. Recommendation

It is resolved to grant planning permission for planning application HS/2197/CC subject to the following condition:-

1. The development hereby permitted shall be begun before the expiration of 5 years from this date of consent.

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

2. The materials to be used externally in the development shall match the colour, style and texture of those used in the existing building unless the prior written consent of the Director of Transport and Environment to any variation is given.

Reason: To provide for the proper integration of the development of the site and to comply with policy EN1 and S1 from the Structure Plan and RP5, RP7 and DG1 from the Hastings Borough Plan.

BOB WILKINS
Director of Transport and Environment
04 July 2003
Policy:

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BACKGROUND DOCUMENTS

HS/139/CC/5
HS/1915/CC
HS/2063/CC
HS/2097/CC