

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... date **13.4.05**

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

..... date **13th April 05**

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

Proposal: **To erect a conservatory to the rear of the property**

Site Address: **Newick School, Allington Road, Newick**

Application No: **LW/2363/CC**

Applicant: **Director of Children's Services, Education and Libraries**

Key Issues: i. **Design and siting**
 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 grant planning permission subject to the conditions set out in the recommendation.

CONSIDERATION OF RELEVANT PLANNING MATTERS

1. The Site and Surroundings

The site lies on the southern fringe of Newick and comprises a recently reconstructed school sited on ground rising to the north. It is faced in red brick with contrasting blue brick banding under tiled pitched and gabled roof. Windows are timber framed, painted white.

The school has a narrow tarmac terrace along the southern elevation with steps leading down to hard play areas and playing fields with open countryside beyond. The defined development boundary of Newick dissects the playing fields with the school buildings and terrace within the development area.

The grounds are flanked on other sides by low density housing and there is a public footpath along the west boundary marked by 2 metre high mesh fencing.

2. The Proposal

This is for the erection of a small conservatory towards the eastern end of the rear elevation. It is intended to provide an enlarged teaching area for new entry pupils aged 5 years or under and will be constructed in upvc with a monopitch translucent roof on a 600mm high brick plinth sitting on a 4 metre deep x 3.6 metre wide base. It is sited within an existing recess and so will appear to project only 2.3 metres onto the existing terrace.

3. Site History

Granted – 2000 - LW/1954/CC, Phased demolition and reconstruction of new primary school

4. Consultations and Representations

Lewes District Council: no objection

Newick Parish Council: no objection

Neighbours: no comments received

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

East Sussex and Brighton & Hove Structure Plan 1991-2011: Policy S1 (sustainability); EN1 (environment); W10 (construction industry waste)

East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002): Policy WLP11 (construction industry waste)

Lewes District Local Plan (March 2003): Policy ST3 (design, form and setting of development), CT1 (planning boundaries)

6. Considerations

Siting and design

Policy EN1 of the East Sussex Brighton & Hove Structure Plan 1991 - 2011 seeks to conserve and enhance the built environment and policy S1 requires the surrounding environment to be considered.

Policy CT1 of the Lewes District Local Plan describes development boundaries to Newick within which development is acceptable in principle. ST3 sets out general criteria that all development requiring planning permission should satisfy.

The conservatory is acceptable in its scale in relation to the existing rear elevation and will not dominate in any way. It is sited sufficiently distant from any boundary and will not adversely affect any neighbouring residents either because of its bulk or in its use.

Its design is broadly acceptable with the monopitch roof complementing the existing configuration on the main school. Attempts have been made to negotiate improvements to the detailed design however for health and safety reasons these have not been successful. Details of the proposal, such as use of upvc, in contrast to timber used on the main school, and the window pattern proposed are regrettable, however these are not considered sufficient reason to refuse permission bearing in mind the relative small scale of the proposal in relation to the school.

The proposal is therefore considered to conflict with relevant development plan policies

Waste Minimisation

Policy W10 of the East Sussex Brighton & Hove Structure Plan 1991 - 2011 encourages a reduction in the amount of construction industry waste as does policy WLP11 of the East Sussex and Brighton & Hove Waste Local Plan Second Deposit (April 2002).

The proposal will generate little waste this being limited to spoil arising from foundation trenches. The Headteacher has stated that instead of 'skipping and tipping' this could be spread around the school grounds and would satisfy the aims of Structure Plan and Waste Local Plan policies.

7. Conclusion and reasons for approval

In accordance with Section 54A Town and Country Planning Act 1990 and Section 38 of the Planning & Compulsory Purchase Act 2004 the decision on this application should be taken in accordance with the development plan unless material considerations indicate otherwise.

The proposal is appropriate in scale and form and will not harm neighbours amenities or the character of the area. Waste generated during construction will be minimal and recycled on site. The proposal therefore complies with policy S1 and EN1 and W10 of East Sussex and Brighton & Hove Structure Plan 1991-2011, with WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002 and with Policies ST3 and CT1 of the adopted Lewes District Local Plan 2003

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

8. Recommendation

It is recommended to grant planning permission for planning application LW/2368/CC subject to the following conditions:-

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

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

2. The brick to be used on the conservatory should match the red brick used on the main school

Reason: To help ensure an appropriate appearance of the conservatory in relation to the main school in accordance with policy EN1 in the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and policy ST3 of the Lewes District Local Plan 2003

3. Any inert waste material generated by excavation for foundations shall be spread around the school grounds and not taken off site.

Reason: To recycle waste generated during construction in accordance with policy W10 of the East Sussex and Brighton & Hove Structure Plan 1991 - 2011 and WLP11 of the East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002.

BOB WILKINS
Director of Transport and Environment
13 April 2005

Contact Officer: David Vickers Tel.No. 01273 481629
Councillor Mrs Stroude

BACKGROUND DOCUMENTS

Development Plan
East Sussex and Brighton and Hove Waste Local Plan: Second Deposit April 2002
Planning application file