

## **DELEGATED REPORT**

Report considered and agreed by Assistant Director (Policy)

..... date **27.6.03**

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

..... date **27<sup>th</sup> June 03.**

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

Proposal: **Erection of canopy across playground area.**

Site Address: **Claverham Community College**

Application No: **RR/2199/CC**

Applicant: **ESCC Education Department**

Key Issues: **i) Design and siting  
ii) Effect on visual amenity**

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### **RESOLUTION OF THE DIRECTOR OF TRANSPORT AND ENVIRONMENT:**

**Under the powers delegated to me by the Council, I resolve to grant planning permission subject to the conditions set out in the recommendation.**

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### **CONSIDERATION OF RELEVANT PLANNING MATTERS**

#### **1. The Site and Surroundings**

Claverham Community College is a large secondary school to the west of Battle. The entrance to the school is from North Trade Road that runs along the northern boundary of the school. The site is surrounded to the north, east and west by residential dwellings. To the south of the site is open countryside in agricultural use. The site slopes moderately down from north to south.

The school comprises a range of single and two storey buildings in a variety of ages, materials and styles. To the front of the school there is parking for cars and coaches and a landscaped lawn with trees and shrubs. To the rear of the school there are two playgrounds, the smaller of the two playgrounds is surrounded on all sides by school buildings.

#### **2. The Proposal**

The applicants seek planning permission to erect a permanent canopy above the smaller of the two playgrounds. A steel frame would support the proposed white upvc canopy that has a double barrel-vaulted roof with the ridges running from east to west. The proposed canopy would be around 500mm higher than the roof of the single story building immediately to the north.

## **2. Site History**

1993 – Granted – RR/1469/CC – Two-storey extension to north-west wing providing new science accommodation. Two-storey extension adjacent to existing hall to provide a new music room and practice room. Hard play area terrace between main building and ROSLA Library Block.

1995 – Granted – RR/1717/CC – New design and technology extension. Two storey teaching block. Car parking facilities. Extension to hard play area. Removal of temporary accommodation. New bridge from the main building to the science wing.

1996 – Granted – RR/1784/CC – Single storey extension to the rear of the existing day nursery.

## **4. Consultations and Representations**

Rother District Council – Raise no objection

Battle Town Council – Raise no objection

Neighbours – No objections received from statutory consultations.

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

East Sussex Brighton & Hove Structure Plan 1991-2011: Policy S1 (Sustainability) and EN1 (The Environment).

Rother District Local Plan Initial Deposit 2001; ST1 (Development), PS1 (Educational Facilities).

## **6. Summary of Policy Issues**

Policy S1 of the East Sussex and Brighton and Hove Structure Plan 1991-2011 is concerned with general development and seeks to ensure that development should take account of various criteria including; (b) minimising impact on the environment and (f) protecting and enhancing attractiveness and individual character of urban and rural environments. Policy EN1 (the environment) requires development to sustain, conserve and where possible enhance the local diversity and quality of the landscape and natural and built environments.

Policy ST1 of the Rother District Local Plan Initial Deposit January 2001 is a general development policy requiring new development to be acceptable in terms of impact on the natural and built environments and satisfactory in terms of its design, scale, materials, siting and layout. Policy PS1 seeks to ensure that educational facilities do not detract from the character of the area.

## **7. Considerations**

### **Design and siting**

The proposed canopy would be of an unobtrusive design and would have an innocuous appearance when viewed in the context of the surrounding buildings. The siting of the canopy over the smaller of the two playgrounds at the school will provide a useful covered area and will allow use of the playground in wet weather.

The proposed canopy is well designed and sited to be in keeping with the surrounding school buildings.

**Effect on visual amenity**

The top part of the canopy would be visible from North Trade Road but it is not considered that the canopy would have an invasive appearance in the locality. There is a wide variety in the height, materials and style of the school buildings. By virtue of this varied appearance the proposed canopy would not be detrimental to the appearance of the school.

The proposed canopy is considered acceptable in terms of its effect on the visual amenity of the surrounding area.

**8. Conclusion**

For the reasons above the proposed development is considered to be in accordance with policy and there are no material considerations that indicate the proposal should be refused.

**9. Recommendation**

For the reasons above it is resolved to grant planning permission for the erection of a canopy across the playground area, subject to the following condition:

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 of the Town and County Planning Act 1990.

BOB WILKINS  
Director of Transport and Environment  
26 June 2003  
Policy:

Contact Officer: Luke Carter

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**BACKGROUND DOCUMENTS**

RR/1469/CC  
RR/1717/CC  
RR/1784/CC