

DELEGATED REPORT

Report considered and agreed by Assistant Director (Policy)

..... [redacted] date 9.6.05

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

..... [redacted] date 9th June 05.

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

Proposal: **Replacement of metal framed windows with white painted timber frames.**

Site Address: **Northiam CE Primary School, Main Street, Northiam**

Application No: **RR/2361/CC**

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

Key Issues: **1) Siting and design in an Area of Outstanding Natural Beauty and a Conservation Area**

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 condition set out in the recommendation.

CONSIDERATION BY DIRECTOR OF TRANSPORT AND ENVIRONMENT

1. The Site and Surroundings

Northiam Primary School is situated within the High Weald Area of Outstanding Natural Beauty and Northiam Conservation Area, and is located within the development boundary of the village.

Residential properties are situated to the north and east of the school site, some of which are listed buildings. Fields and isolated trees are located to the west of the school site, and to the south are fields, Frewen College and a dwelling house.

The main school building has a combination of flat and pitched roofs and has been constructed in red brick. The roof tiles are light brown and the window frames are painted timber or metal, or white upvc.

The school is situated on a site which slopes downwards from the east to the west. The main school building is located to the north east of the site with the playground adjoining the southern elevation of the main school building. The school's car park and Horsa buildings are located to the south of the playground. To the west of the school site is the playing field, which is on a lower level than the east of the site.

2. The Proposal

It was originally proposed to replace the existing metal framed window on the eastern elevation of Northiam School's hall with a upvc window. However, following negotiation, the material for the proposed replacement is now white painted timber, and the design would reflect that of the existing window.

3. Site History

1993 – Granted - RR/1445/CC. Provision of a single temporary classroom unit.

1994 – Granted – RR/1557/CC. Construction of a small glazed link to adjoining school and change of use from residential to educational (The School House).

1997 – Granted – RR/1445/CC/1. Retention of a single temporary classroom unit.

2003 – Granted - RR/2161/CC. Retention of a single mobile classroom unit.

4. Consultations and Representations

Rother District Council No representations received.

Northiam Parish Council Support approval of the application.

Neighbour Consultations 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); S8 (villages); EN1 (environment); EN2 (AONB).

Waste Local Plan Second Deposit Draft (April 2002): No relevant policies.

Rother District Local Plan Revised Deposit November 2003: Policy GD1 (general development criteria); DS1 (development principles).

6. Considerations

Siting and design in an Area of Outstanding Natural Beauty and a Conservation Area

Policy EN1 of the East Sussex and 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, and Policy EN2 requires careful control of development to conserve and enhance the High Weald AONB. Policy S1 seeks to ensure a sustainable approach to development and Policy S1 and S8 seek to protect and enhance conservation areas and their settings.

Policy GD1 of the Rother District Local Plan Revised Deposit seeks to ensure that development does not detract from the character and appearance of the locality, is compatible with the conservation of the natural beauty of the High Weald AONB, and does not prejudice the character, appearance or setting of listed buildings or the Conservation Area. It also seeks to ensure that development does not prejudice the character, appearance or setting of conservation areas. Policy DS1 seeks to ensure that development avoids prejudicing the character and qualities of the environment, particularly the High Weald AONB.

The existing window is in a state of disrepair and according to the applicant needs replacing. However, due to the prominence of the eastern elevation of the school building from the public realm, it is important that the external appearance of the building does not detract from the character and appearance of the conservation area.

The proposed replacement window would be of a style and design to match the existing window, and the use of timber for the frame would be an improvement compared to the originally proposed upvc frame, which was considered to be unacceptable.

The proposed replacement of the window on a 'like-for-like' basis is considered to enhance the architectural quality of the area, and would significantly improve the visual appearance of the existing window. For these reasons it is considered that the proposed development is approved

7. Conclusion and reasons for approval

The proposed development is considered to be acceptable in terms of siting and design in an Area of Outstanding Natural Beauty and a Conservation Area. It is therefore considered to comply with East Sussex Brighton & Hove Structure Plan 1991-2011 Policies S1, S8, EN1, EN2 and Rother District Local Plan Revised Deposit November 2003 Policies GD1 and DS1.

There are no other material considerations which indicate a refusal.

8. Recommendation

It is recommended to grant planning permission for RR/2361/CC subject to the following condition:

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

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

BOB WILKINS
Director of Transport and Environment
09 June 2005

Contact Officer: Tessa McGilvary Tel.No. 01273 481833
Councillor Jones

BACKGROUND DOCUMENTS

RR/2361/CC RR/1445/CC
RR/1557/CC RR/1445/CC/1
RR/2161/CC