

DELEGATED APPLICATION REPORT

Target Date: 18/01/22

Application No: 211861/EUB

Address: Southcote Primary School, Silchester Road

Proposal: Single storey extension following removal of shelter. Prior Notification under Class M, Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

Case officer: Tom Hughes

Introduction

The application site comprises Southcote Primary School, extending to the south of Silchester Road. The main school building is broadly single storey and flat roofed, located to the western end of the site and surrounded by landscaped areas and playground. A large playing field and parking court occupy the eastern end of the site. The site is not located within a conservation area, nor is it within the setting of a listed building. The surrounding area is predominantly residential in character.

Proposal

Prior Approval is sought under Class M, Part 7 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for the erection of a single storey extension. A shelter would be removed to facilitate the proposal. The extension would be located to the north-western end of the main school building, with a footprint of 66sqm and a maximum height of 3.5m. The extension would be constructed of materials to match those of the existing school building. A ventilation cowl and roof light would be located within the flat roof.

Plans Submitted

The agent supplied the following, received on 16/11/21:

Drawing No: E05015-A-1000 Rev. P1 - Site Location

Drawing No: E05015-A-1002 Rev. P1 - Block Plan

Drawing No: E05015-A-1001 Rev. P1 - Existing Site Plan

Drawing No: E05015-A-1003 Rev. P1 - Proposed Site Plan

Drawing No: E05015-A-2000 Rev. P1 - Existing Floor Plan

Drawing No: E05015-A-2001 Rev. P1 - Proposed Floor Plan

Drawing No: E05015-PL-3000 - Existing and Proposed South West Elevation

Drawing No: E05015-PL-3001 - Existing and Proposed North West Elevation

Planning History

930916/REG3 - Temporary classroom - Observations sent 14/01/94

991366/REG3 - Siting of steel storage container - Permitted 16/08/00

020513/REG3 - Siting of metal storage container - Withdrawn 11/06/02

020738/REG3 - Siting of metal storage container - Permitted 08/01/03

081541/PRE - Two single storey extensions - Observations sent 27/01/09

091210/REG3 - Two single storey extensions - Permitted 02/04/09

100875/PRE - Replacement roof with solar panels over swimming pool - Observations sent 15/10/10

111760/REG3 - Installation of polycarbonate housing over swimming pool - Permitted 16/04/12

120997/REG3 - Installation of roof mounted solar photovoltaic panels - Permitted 09/02/12

130648/REG3 - Installation of lean to canopy to modular classroom unit - Permitted 03/07/13

141056/PRE - Extensions to school building and relocation of car park - Observations sent 21/08/14

141380/REG3 - Two new build teaching block extensions and associated works - Permitted 15/12/14

160935/NMA - Non-material amendment to planning permission 141380/REG3 for changes to car park, surfacing materials and play area - Agreed 26/09/16
211195/PRE - Infill single storey extension - Observations sent 23/08/21

Consultations

A site notice was displayed. No letters of representation have been received.

Relevant Policies and Supplementary Planning Guidance

Legal context

Class M allows for development consisting of the erection, extension or alteration of a school, college, university, prison, or hospital building.

Appraisal

Development is not permitted by Class M in the following instances:

(a) if the cumulative footprint of any erection, extension, or alteration under Class M on or after 21st April 2021 would exceed the greater of-

- (i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 21st April 2021; or
- (ii) 250 square metres; **complies, it would not**

(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises; **n/a**

(ba) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land; **complies, the closest residential land is approximately 30 metres from the proposed development**

(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used; **complies, the school playing field is located to the eastern end of the site and would not be affected by the proposed development**

(d) if the height of any new building erected would exceed-

- (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
- (ii) in all other cases, 6 metres; **n/a**

(da) if the height of any rooftop structure would exceed 1.5 metres; **complies, the proposed ventilation cowl would be approximately 0.5m in height**

(e) if the height of the building as extended or altered would exceed-

- (i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or
- (ii) in all other cases, the height of the building being extended or altered; **complies, the height of the proposed extension would be 3.5 metres, and would be lower than the maximum height of the existing building**

(f) if the development would be within the curtilage of a listed building; **complies, it would not or**

(g) unless-

(i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education; **complies**

(ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services; **n/a**

(iii) in the case of prison buildings-

(aa) the predominant use of the existing buildings on the premises is for the confinement of prisoners in closed conditions;

(bb) the buildings are located on a site with a closed perimeter; and

(cc) the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on 21st April 2021. **n/a**

Conditions

Development is permitted by Class M subject to the following conditions:

(a) the development is within the curtilage of an existing school, college, university, prison or hospital; **complies**

(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital; **complies**

(c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings; **complies, the site is not located within article 2(3) land**

(d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered; **complies, the site is not located within article 2(3) land**

(e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site; **complies, the proposed extension would provide a Special Resource Provision room to provide classroom support and 1:1 teaching to existing pupils, alongside the general teaching classes. The applicant has confirmed that there would be no increase in pupil numbers as a result of the proposals**

(f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

(i) transport and highways impacts of the proposed development;

(ii) the design and external appearance of the erection, extension or alteration; or

(iii) the impact of the development on heritage and archaeology. **n/a**

Recommendation

GRANT Prior Approval