
Site Address:	St Peters Primary School, Stakes Hill Road, Waterloooville, PO7 7BP		
Proposal:	Installation of single storey modular building with brick slip cladding to blend with existing school building and aluminium windows.		
Application No:	APP/18/00701	Expiry Date:	28/09/2018
Applicant:	Mrs Phillips		
Agent:		Case Officer:	Tina Pickup
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

St Peters Primary School is located on the east side of Stakes Hill Road, adjacent Oaklands secondary school. The site is set well back from the highway in landscaped grounds with a one-way drive around the frontage perimeter, accessing separate staff and visitor car parks. The school buildings are single storey, flat roofed and constructed of buff brick with emerald green windows, panels, fascia etc. The playground is sited to the north of the buildings and enclosed by a low wall with railings above. The playground is in two parts - the larger eastern section is hardsurfaced and at the western end there is a smaller grassed area with timber climbing equipment.

There is a vehicular access drive to the north of the playground that provides access to Oaklands school and runs along the northern boundary of the site with the residential properties of Lombardy Rise backing onto the site. These dwellings are at a lower level with a sparse row of trees on the embankment providing some limited screening.

There are 2 Grade II Listed Buildings within the wider school grounds - the Lodge at 91 Stakes Hill Road that is at the entrance to the site; and a flint Summerhouse at the eastern end of the playground.

2 Planning History

01/59355/001 - Alterations and extension to provide new entrance with steps, ramps and raised play area, PERM,05/12/2001

96/59355/000 - Demolition of existing buildings including 2 semi-detached dwellings in north east corner of site and the construction of new single storey building and extension adjacent to eastern boundary and associated car parking (to enable the transfer of St Peters R.C. primary school from its present site in London Road Waterloooville), S106,14/12/1998

APP/11/01207 - Installation of new mono pitch curved timber canopy, resurfacing of the existing patio area to new tarmac and wet pour surfaced playground area incorporating provision of new access ramps., PERM,12/09/2011

3 Proposal

Installation of single storey modular building with brick slip cladding to blend with existing school building and aluminium windows.

The proposed building would measure 12.3m x 14.7m, with flat roof having a height of

2.9m. It would be constructed with buff brick slips to match the existing school, with dark grey fascia, window and doors. It would be sited to the north of the existing school classrooms, replacing the grassed/climbing equipment section of the playground area. Amended plans have been submitted re-siting the building with the entrances facing the school classrooms (south) and playground (east). It would provide extra space for dance, music, cookery etc and does not seek to expand pupil numbers.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS7	()
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed single storey modular building is set a sufficient distance from the Grade II listed summer house so that it would not impact on its setting. The building is also already surrounded by large educational buildings and as such the addition of a single storey structure would not drastically alter the current character.

The proposals would therefore be in accordance with section 66 of the Listed Building and Conservation Areas Act in that the proposals would preserve the character/setting of the listed summerhouse.

Environmental Health Manager - Nuisance issues

On Original Plans

No objection in principle but note that building would be used for various activities including music and dance. Current orientation shows entrance facing onto and in relative close proximity to residential receptors in Lombardy Rise (within 30m of residential facades and 20m of rear gardens) and therefore do have concerns in relation to potential noise nuisance.

Recommend conditions - noise management plan; and no floodlighting

Recommend Informatives - Hours of work; and dust control

On Amended Plans

Building orientation rotated through 180 degrees with front entrance facing school

building instead of houses, then happy to dispense with previously requested noise management plan condition. Still request floodlighting condition and Informatives.

Environmental Health Manager - Contamination

Original 'Oaklands' site a prominent residence with productive kitchen gardens which has associated contaminant risks; also structures in vicinity include garage/stores/boilers/workshop which are potential contaminants.

Existing use a soft-landscaped play area and proposed development represents a landuse of lower contaminant sensitivity; development involves little groundwork and the development area comprises only a small proportion of the 'relevant averaging area'.

Do expect a degree of contamination likely to be present (in terms of contaminants measurable at concentrations exceeding those considered to represent general 'background' contamination). However far from certain that maximum concentrations would exceed health screening criteria, and less certain still that a representative average concentration (which would probably apply to an area exceeding the planning red-line for this application) could be deemed to be unacceptable. Given the above risk scenario - in policy terms (NPPF/ DM10/DM17), I believe that it would be stretching reasonableness to require a pro-active site investigation to confirmation that soils are suitable for their proposed use; the form of development itself reduces the magnitude of an existing theoretical risk. Contaminants likely to be present from the sources identified are unlikely to be readily identifiable by visual or olfactory means (in terms of being distinguishable as higher risk than inert construction & demolition wastes likely to be present in general made ground as a result of the demolition of structures), and as such the observance of a formal watching brief is likely to be of limited value.

Conclusions:

Reasonable to conclude that the current proposals represent a net positive change to the conceptual risk model for the site. I therefore have no adverse comments to make, and I make no recommendations for planning conditions.

Highways Engineer, Development Engineer

No adverse comment to this application

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 18

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 33

Comment	Officer Comment
31 letters of support have been received from parents and supporters of the school; 2 further representations received that are unclear on their stance.	
31 letters note: -enhances provision of facilities	

-greater learning opportunities -no increase in numbers, just facilities -will boost local community facilities too -not unattractive as will blend in -infrastructure and traffic will not be affected as the volume of student intake is not increased -would love if the parking in Lombardy could be solved though -will enable staff to vary the curriculum and give them the space that is sorely needed to run more engaging activities	
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area, including Listed Building
- (iii) Impact upon residential amenity
- (iv) Parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal is not for additional classroom space to expand pupil numbers, but for additional facilities to supplement the existing school. The proposed building would provide a detached building that could be multi functional for existing activities such as music, dance and drama as well as providing a meeting space for teachers, a small kitchen for cookery lessons and toilets. Whilst the proposal would result in the loss of the grassed playground area with climbing equipment, this wooden trim trail is no longer in use due to the deterioration of the timber and currently not used by the children at all. The loss of this external play area is marginal as the school has access to extensive grounds for alternative play; and the provision of improved internal space that could be used for PE lessons and wet play would compensate this loss and not prejudice the health and well being of the pupils.

Policies CS1 and CS7 support educational improvements and health and well being of all ages groups. The proposed improvement to the space and facilities the school can provide is therefore supported in principle.

(ii) Impact upon the character and appearance of the area, including Listed Building

The existing school is set well back from Stakes Hill Road within landscaped grounds and is not overly visible or prominent to the public highway. The primary school is part of a wider educational site with the secondary school immediately adjacent and therefore the provision of a further educational building is appropriate to the context of the site. The flat roofed design with buff brick slips would blend with the existing school and be visually appropriate to its setting. The proposal is therefore considered compliant with policy CS16.

There is a Grade II Listed summerhouse located at the eastern end of the playground, close to the chapel of the secondary school. This summerhouse is an octagonal building of knapped flint. Section 66 of the Listed Building and Conservation Areas Act requires that proposals have special regard to the desirability of preserving any listed building and

its setting. The conservation officer is of the opinion that the proposed building is sited sufficient distance (some 40m away) from the listed summerhouse not to compromise or alter its existing setting within an educational establishment. The proposal is therefore considered in accordance with Section 66.

(iii) Impact upon residential amenity

As originally sited, with the access doors facing the residential properties immediately to the north in Lombardy Rise, there was concern that noise from the music, drama classes etc could cause a loss of amenity with both doors open and children accessing the building. However this orientation was incorrect and amended plans now show the access doors facing back to the school and the playground with a blank north elevation (except one store window). As such any noise emitting from the building would be towards the school and playground and should not result in any material harm to nearby residents. Should in the future noise be a concern to residents then separate Environmental Health legislation would be relevant.

The Environmental health Officer also raised the potential for any external floodlighting round the building to cause light pollution to adjacent residents and requested a condition that any floodlighting first be agreed. It is anticipated that some external lighting and/or security lighting will be required above the entrances on the south and east elevations and due to the direction and context of adjacent the existing building these are unlikely to cause any issue to neighbours. It is considered that it is only any lighting on the north elevation that could cause potential harm and hence it is recommended to make the condition specific to the north elevation only.

The proposed building is considered to be acceptable and would have limited and acceptable impact on nearby residential amenity in accordance with policy CS16. It is noted that only letters of support have been received.

(iv) Parking

The adopted Parking SPD requires additional parking spaces based on number of teaching and non-teaching staff generated by the proposal. However this scheme would not result in any additional staff as it is purely to provide improved facilities for existing pupils and staff. Therefore it is not considered necessary in this instance to provide any additional on site parking.

8 Conclusion

The scale, siting and design of the proposal would be appropriate to the context of the site and have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00701

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, access & Supporting Statement

Contractors Compound Location Plan

School Site Plan

Amended Location Plan uploaded to Council's website 14 September 2018

Amended Block Plan uploaded to Council's website 14 September 2018

Window details

External Door details

Floor Plan Rev 6

Elevations Rev 03

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No flood lighting or other form of security or external lighting scheme shall be installed on the north elevation unless it has first been agreed in writing with the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Thereafter any external lighting to the north elevation shall only be as approved.

Reason: In the interests of the amenity of local residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.