

PLANNING COMMITTEE - Date:15 July 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: B2015/72051/3FR	WARD: B07 / SUTTON CENTRAL	Time Taken: 5 weeks, 6 days
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Site: Robin Hood Infants School ROBIN HOOD LANE Sutton SM1 2SF
 Proposal: Erection of a single storey extension to existing ICT Room
 Applicant:
 Agent: James Mulligan

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The Council has an interest in the land.

Summary of why application proposals are acceptable:

The erection of a single storey extension to existing ICT Room is not considered to detract from the appearance of the existing building or the character of the surrounding area. Furthermore, it would not adversely impact on the amenities of adjoining occupiers.

1.0 BACKGROUND**1.1 Site and surroundings:**

1.2 The application site comprises of the Robin Hood Infants School located on the south side of Robin Hood Lane. The school site is located to the rear of residential properties on Robin Hood Lane to the north, Sherwood Park Road to the east, Western Road to the south and St James Road to the west. There is a frontage to the school grounds on Robin Hood Lane comprising a playground/amenity space, with the main buildings being centrally located within the grounds. There is a further vehicular entrance off Western Road to the south.

1.3 The buildings are primarily single storey with some two storey elements and comprise a mix of building styles and extensions. Most of the buildings have flat roofs.

1.4 The proposal relates to a small section of the open courtyard area located centrally to the main school buildings.

1.5 The surrounding area is predominantly residential in nature comprising of detached and semi-detached two storey houses with some residential blocks.

1.6 Site Specific Designation:

1.7 The site is within an Archaeological Priority Area.

1.8 Relevant Planning History:

1.9 There have been a number of planning applications relating to this site. The most recent and relevant is as follows:

1.10 00/45519/3FR – Erection of a single building to provide classroom facilities with covered walkway to existing building. 21.03.2000.

- 1.11 14/69516/3FR - Erection of a single storey demountable classroom block with ancillary facilities and extension of existing canopy, (following removal of existing demountable classroom block). Granted 14.08.2014.

2.0 APPLICATION PROPOSALS

2.1 Details of Proposals:

- 2.2 Planning permission is sought for the erection of a single storey infill extension to existing ICT Room to create additional teaching floor space.

2.3 Significant amendments to application since submitted:

- 2.4 None.

3.0 PUBLICITY

3.1 Adjoining Occupiers Notified

3.2 Method of Notification:

- 3.3 162 letters were sent to adjoining neighbours.

3.4 Number of Letters Received:

- 3.5 None. Any representations received after the publication of this report will be reported to the Committee by way of an addendum.

3.6 Official Consultation:

- 3.7 None.

3.8 Councillor Representation:

- 3.9 None.

4.0 MATERIAL PLANNING POLICIES

(1) The London Plan March 2015

(2) The Local Development Framework (LDF) which comprises two main documents:

-(a) The Core Planning Strategy (CPS)

-(b) The Site Development Policies Development Plan Document (DPD)

In the event that there are discrepancies between the adopted CPS, DPD and the London Plan, legal guidance indicates that the latest adopted document prevails.

4.1 National Planning Guidance:

- National Planning Policy Framework
- National Planning Practice Guidance

4.2 The London Plan Policies:

- 3.1 Ensuring Equal Life Chances for All
- 3.16 Protection and Enhancement of Social Infrastructure
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions

- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 7.2 An inclusive environment
- 7.4 Local character
- 7.6 Architecture

4.3 Core Planning Strategy Policies:

- BP5 Improving Health and Wellbeing
- BP6 One Planet One Living
- BP4 Education and Skills
- BP12 Good Urban Design and Heritage
- PMP2 Suburban Heartlands

4.4 Site Development Policies:

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene and Public Realm
- DM4 Historic Environment
- DM5 Sustainable Design and Construction
- DM7 Flood Risk
- DM12 Noise and Vibration
- DM13 Light Pollution
- DM16 Open Space
- DM20 Assessing the Transport Impact of New Development
- DM22 Parking

4.5 Supplementary Planning Guidance/Documents:

- SPD1 Designing Out Crime
- SPD14 Creating Locally Distinctive Places
- Interim Planning Guidance 11 - Sustainable Design and Construction

5.0 PLANNING CONSIDERATIONS

5.1 The site is in use as an educational facility. The proposed extension would create additional teaching space for the school. As such the proposal is acceptable in land use terms.

5.2 Therefore, the principal considerations (including whether any material planning objections have been reasonably addressed) are:

- **Design Quality**
- **Impact on neighbours**

5.3 Design Quality:

5.4 Planning permission is sought for an infill extension approximately 1.80 metres by 6.90 metres. The extension would be contained within part of a central courtyard within the main school building and would therefore not be visible. The design of the extension would be similar to the building it would be attached to and is considered to be of a quality that would compliment its host building and surroundings. The proposed extension would not result in a significant reduction to the courtyard or adversely impact on its use and function. Therefore the proposal would not significantly alter the appearance of the existing building and is acceptable in design terms.

5.5 **Impact on Neighbours:**

5.6 The proposal would not be visible from surrounding properties and therefore would not have a material impact on the amenity of adjoining occupiers.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposed extension and alterations to the fenestration of the existing building are not considered to detract from the appearance of the existing building or the character of the surrounding area. Furthermore, they do not adversely impact on the amenities of adjoining occupiers.

6.2 Therefore, it is recommended that permission be granted, subject to the conditions set out in the agenda.

Background Papers: B2015/72051/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **B2015/72051**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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B2015/72051/3FR

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WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Robin Hood Infants School ROBIN HOOD LANE Sutton SM1 2SF

Erection of a single storey extension to existing ICT Room

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: BRM/3285/15-OS, BRM/3285/15-E1, BRM/3285/15-E2, BRM/3285/15-P1 and BRM/3285/15-P2.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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