

PLANNING COMMITTEE - Date:15 July 2015

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

Ref: B2015/71983/FUL	WARD: B08 / SUTTON SOUTH	Time Taken: 5 weeks, 5 days
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Site: Overton Grange School 36 STANLEY ROAD Sutton SM2 6TQ  
 Proposal: Erection of a part ground, part first, part second floor extension to provide five additional classrooms with ancillary accommodation, three single storey extensions to provide additional canteen, kitchen and storage facilities together with roof canopy to main front entrance a detached store, soft and hard landscaping involving a reduction in the number of parking spaces.  
 Applicant: Mrs Janet Barnett  
 Agent: Ms Raquel Valladares

**Recommendation:**

**GRANT PLANNING PERMISSION**

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

**Summary of why application proposals are acceptable:**

It is considered that the proposal will provide much needed teaching facilities within the educational establishment that will benefit the wider community and the borough as a whole, in the spirit of public benefit. The proposal is acceptable from a land use perspective.

The loss of part of the playing field and land along the east and west wings of the school buildings would, on balance, be acceptable in light of the proposed buildings and their public benefit, and as such would preserve the character and appearance of the site and the open character of the Public Open Space.

The overall, height, scale, bulk, massing and design of the proposed development is acceptable. The choice of materials would ensure buildings of a high quality that are suitably located in relation to surrounding development. A separate condition is recommended to request for full details of the facing materials to be used on the new buildings.

The safety and security of the scheme is acceptable. The development ensures that safety and security is promoted while achieving a good design and inclusive environment within the proposed buildings.

Given the separation distances to nearby residential properties, the proposed development would not result in significant amenity implications or additional impact that would have a detrimental impact on, or harm the quality of life of, the surrounding residents.

It is noted that the proposal would reduce the amount of car parking spaces available on site, on balance, this provision is acceptable subject to conditions to mitigate the impact on neighbouring highways.

Both national and adopted local plan policies wholly support the provision of

such community facilities and as such, the proposed development is considered to be acceptable, and this report recommends that planning permission is granted.

1.0 **BACKGROUND**

1.1 **Site and Surroundings:**

1.2 The application site is the Overton Grange School, located on Stanley Road. The site, which has an area of 2.35ha, comprises the existing school buildings and associated grounds, including the hard surfaced play grounds to the west. To the immediate west of the site is Overton Park and there are long-established residential developments to the north, south and east of the school site. The site is bounded by a row of trees to part of the northern and southern boundaries and the majority of the eastern boundary.

1.3 The existing school buildings, mainly constructed in 1977, comprises of mainly single and two-storey buildings, with some three storey elements. The buildings are mostly constructed of yellow brick, with red brick bands. The roof is covered in grey interlocking tiles.

1.4 The site is terraced with higher land to the west, resulting in split levels across the site. The playground to the western part of the site is set on higher land than the majority of the school buildings.

1.5 Vehicular access to the site is primarily from Stanley Road to the north-eastern boundary of the site. There is also a vehicular access through the adjacent park on the west.

1.6 The school provides a secondary and sixth form levels of education for boys and girls ages between 11 and 18 and currently accommodates 1234 students and 158 staff.

1.7 **Site Specific Designations**

1.8 The western part of the application site (higher level of the terraced playground) falls within an area of Public Open Space. The site is adjacent to Overton Park, is a designated Public Open Space.

1.9 **Relevant Planning History:**

1.10 The following are the relevant planning history:

B2003/50254 Erection of a part one/part two storey extension to existing single storey extension permitted under Ref B2001/48293/3FR, comprising changing facilities, gymnasium, disabled lift and provision of external staircase. Granted 29th May 2003.

B2003/50752 Erection of six 6 metre high lighting columns with floodlights to tennis court. Granted 3rd July 2003.

B2003/51477 Erection of a second floor extension to provide additional classroom facilities. Granted 1st December 2003.

B2003/51648 Erection of a single storey extension to kitchen to provide a cold store. Granted 15th January 2004.

B2004/52326 Erection of a single storey porch extension to kitchen.  
Granted 26th May 2004.

B2006/55576 Erection of a single storey detached building to provide students training workshop and re-siting of car and moped parking to existing parking area to eastern side of school. Granted 17th July 2006.

B2007/57725 Erection of a single storey front extension to provide a fitness suite; enclosure of courtyard to provide a sheltered waiting area and extension, part single storey and part 3 storeys high but providing only two floors of accommodation. Granted 12th September 2007.

B2009/61523 Erection of a single storey rear extension for storage purposes.  
Granted 16th September 2009.

B2010/62711 Rebuild of existing single storey extension to modify existing storeroom. Granted 7<sup>th</sup> July 2010.

## 2.0 **APPLICATION PROPOSALS**

### 2.1 **Details of Proposal:**

2.2 The proposal involves the erection of a part ground, part first, part second floor extension to provide five additional classrooms with ancillary accommodation, three single storey extensions to provide additional canteen, kitchen and storage facilities together with roof canopy to main front entrance a detached store, soft and hard landscaping involving a reduction in the number of parking spaces.

2.3 The proposals are intended to provide improved and expanded educational facilities. The proposals provide additional canteen and teaching space and are intended to facilitate an uplift of the school's roll for up to 150 pupil places.

2.4 The proposals are as follows:

2.5 Three single storey extensions to enlarge the canteen, and provide storage for the sports hall and kitchen:

2.6 The extensions would be constructed to the east wing of the school and along the north and north-east section of the main building. The extensions would be constructed in similar materials to the main building and would have a pitched roof also to match. This extensions, together with proposed alterations to the building would improve the northern elevations of the building.

2.7 Additional classrooms extension:

2.8 Five new classrooms are proposed in a part two/part three storey extension to the west wing of the main school building, overlooking the existing playground. In addition to the new classrooms, a new exhibition area, office and group room would be accommodated within the extension. The proposed floor area would be approximately 470 sqm at first floor level and 75 sqm at second floor level. The extension would stand at first floor and partially at second floor level, with part of the existing playground retained beneath the extension, which would be supported on columns. Solar panels would be provided to the roof. This element of the proposal would be of a contemporary design with a flat roof profile and rendered external finishing.

- 2.9 A ramp would provide external access from the proposed classroom extension to the terraced part of the playground.
- 2.10 **Significant amendments to application since submitted:**
- 2.11 None.
- 3.0 **PUBLICITY**
- 3.1 **Adjoining Occupiers Notified**
- 3.2 **Method of Notification:**
- 3.3 Letters of consultation were sent to 202 adjoining occupiers on 16 June 2015. A site notice was also displayed close to the main school entrance on the 26 June 2015.
- 3.4 **Number of Letters Received:**
- 3.5 No objections received at the time of writing. Any representations received after the publication of this report will be reported to the Committee by way of an addendum.
- 3.6 **Consultation Responses:**
- 3.7 **Internal:**
- 3.8 **Principal Tree Officer:**
- 3.9 No objection.
- 3.10 **Senior Highways Engineer:**
- 3.11 No objection subject to conditions.
- 3.12 **Environmental Health:**
- 3.13 Any comments received will be reported to the Planning Committee.
- 3.14 **Councillor Representation:**
- 3.15 None.
- 4.0 **MATERIAL PLANNING POLICIES**
- 4.1 (1) The London Plan – 2015.
- (2) The Local Development Framework (LDF) comprising of two main documents  
-(a) The Core Planning Strategy (CPS)  
-(b) The Site Development Policies Development Plan Document (DPD)
- 4.2 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.
- 4.3 National Planning Guidance:  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

## 4.4 London Plan (2015)

- 3.16 - Protection and Enhancement of Social Infrastructure
- 3.18 – Education Facilities
- 5.1 – Climate Change Mitigation
- 5.2 – Minimising Carbon Dioxide Emissions
- 5.3 – Sustainable Design and Construction
- 5.7 – Renewable Energy
- 5.13 – Sustainable Drainage
- 6.3 – Assessing Transport Capacity
- 6.9 – Cycling
- 6.13 – Parking
- 7.1 – Lifetime Neighbourhoods
- 7.2 – An inclusive Environment
- 7.3 – Secured by Design
- 7.4 – Local Character
- 7.5 – Public Realm
- 7.6 – Architecture
- 7.15 – Reducing Noise and Enhancing Soundscapes
- 7.19 – Biodiversity and Access to Nature
- 8.3 – Community Infrastructure Levy

## 4.5 Supplementary Planning Guidance/Documents

- SPD13 - Transport Assessments and Travel Plans
- SPD14 - Creating Locally Distinctive Places
- IPG11 - Sustainable Design and Construction

## 4.6 Core Planning Strategy

- BP4 - Education and Skills
- BP12 - Good Urban Design and Heritage

## 4.7 Site Development Policies

- DPD DM1 - Character
- and Design
- DM2 - Protecting Amenity
- DM3 - Enhancing Street Scene and Public Realm
- DM5 - Sustainable Design & Construction
- DM6 - Climate Change
- Mitigation DM12 - Noise and
- Vibration DM13 - Light
- Pollution
- DM16 - Open Space
- DM17 - Biodiversity, Habitats and Species
- DM19 - Promoting Sustainable Transport and Accessibility
- DM20 - Assessing the Transport Impact of New
- Development DM22 - Parking
- DM31 - Social and Community Infrastructure

**5.0 PLANNING CONSIDERATIONS**

- 5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

**Principle of Development  
Design Quality  
Impact on  
Neighbours Parking  
and Highways Trees  
and Landscaping  
Sustainability**

**5.2 Principle of Development:**

- 5.3 Government guidance requires Local Authorities to make the best use of urban land within the Borough while safeguarding the quality of the surrounding environment and the amenity of neighbouring residents. This guidance is reflected in Development Plan Policy. The National Planning Policy Framework states that local authorities should actively promote sustainable development attaching significant weight to the benefits of economic growth. The NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 5.4 Policy 3.18 of the London Plan states that development proposals which enhance education and skills provision will be supported, including new build, expansion of existing educational facilities.
- 5.5 Policy BP4 of the Core Strategy states that the Council will work with its partners to support the provision/improvement of education and training facilities throughout the Borough in line with individual institutional aspirations for improved education and to meet all the educational needs of the community. Policy DM31 of the Site Development Policies states that the development of social and community infrastructure will be granted where it is accessible by a range of transport modes, where it provides flexible space, where it would be located close to the local community it serves and where it would not have significant environmental impacts. Policy BP4 of the Core Planning Strategy states that the Council will support the provision and improvement of education facilities to meet the aspirations and requirements of the local community.
- 5.6 The site is currently occupied by the Overton Grange School, a state school offering junior, senior and 6<sup>th</sup> form education for boys and girls age ranging from 11 to 18 years old. The school currently provides accommodation for 1234 students and 152 members of staff (both part time and full time). The proposed extensions to the school would enable the provision of new teaching accommodation and facilities to cater for the increased demand in school places.
- 5.7 In principle and land use terms, it is considered that the provision of new and improved teaching accommodation and facilities on the site is entirely

acceptable.

- 5.8 The proposed building would occupy a small section of the playground to the west section of the site. However the building has been carefully designed to accommodate this by partially suspending the building on columns so that the green area is not occupied by built form. The proposal as such would preserve the open character of the Public Open Space.
- 5.9 **Design Quality:**
- 5.10 The London Borough of Sutton attaches great importance to the achievement of high quality design that adds to the high quality of the Borough's environment and distinctiveness. Both the Council and Central Government attach great importance to the need to encourage and promote a higher quality environment and public realm through design policies. This is done by achieving high standards of design in developments, by preserving the heritage assets, and by helping to provide safe and secure environments for all.
- 5.11 Paragraph 56 (Requiring Good Design) of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.12 Paragraph 57 sets out the importance of good design, that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 5.13 Paragraph 58 states that Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Paragraph 59 states that Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
- 5.14 Policies 3.16, 3.18, 7.4 and 7.6 of the London Plan support proposals which enhance education and skills provision, including expansion of existing facilities while delivering a high quality design.
- 5.15 Policy BP12 of the Core Planning Strategy requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings. Further advice in relation to good design is contained in Supplementary Planning Document 14 'Creating Locally Distinctive Places' and the advice in the NPPF which states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way in functions, should not be accepted.
- 5.16 Policy DM1 of the Site Development Policies states that planning permission will only be granted for development that maintains and enhances the local character

and appearance of the surrounding area and should, amongst other considerations, respect and retain existing landscaping and make provision for additional landscaping, be of suitable scale, massing and height, to improve an area of poor character by the use of high quality architectural design and layout, protect local views, provide natural surveillance, meet highest standards of accessibility, deterring crime and make good use of natural and technological measures to increase sustainable living.

- 5.17 In considering the current application, attention should be given to the established use of the site for educational purpose, and in this respect both national and local plan policies support the enhancement of educational facilities.
- 5.18 The proposed single storey extensions, to the east wing, would have a modern appearance constructed in brick with a pitched roof and similar in design to the main school building. The two storey classroom extensions, to the west wing, would have a more contemporary appearance constructed with flat roof and partially suspended on columns to maintain the open character of the Public Open Space. The mix in styles of design complements the appearance of the main school building and provides a positive relationship to the site and its surrounding area.
- 5.19 It is considered that the design approach, with its modern and contemporary twist, including the choice of materials, would be of a high quality that would harmonise positively with the existing school buildings and, effectively, would contribute positively to the character and appearance of the site and the surrounding area.
- 5.20 The scale of the extensions, in terms of the footprint and height, would be appropriate to the host school building and site. The proposed buildings would not compete in height with the existing school buildings. As such, it is considered that the scale of the development would generally respect, and would be appropriate to, the existing buildings on the site, and would not result in overdevelopment of the land.
- 5.21 Consequently, it is considered that the proposed development, subject to a high quality template of materials to be submitted for future approval, would be acceptable in terms of design, and the scale, bulk, massing and height.
- 5.22 The proposal would create a cohesive environment for the school and the surrounding area that would preserve the local characteristics of the area and provide a pleasant public amenity for the enjoyment of all.
- 5.23 **Impact on Neighbours:**
- 5.24 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers. Furthermore, Policies DM12 and DM13 concerning the restriction of noise and light disturbance are also material considerations.

#### Daylight/Sunlight

- 5.25 In terms of residential amenity, the main residential dwellings that will be affected by the development are those located to the north of the school on the opposite side of Stanley Road and Audley Place with separation distances in excess of 15 metres.



- 5.26 Given these separation distances and the position of the proposed extensions within the school site, it is not considered that the proposed development would have a detrimental impact on the amenity of these residents in terms of reduction in daylight or sunlight.

Overlooking and Loss of Privacy

- 5.27 The proposed classroom extension would have new fenestration on the north and west facing elevations. These elevations would have oblique views towards the residential blocks to the north-west and at distances in excess of 15 metres, it is not considered that there would be overlooking or loss of privacy to the occupiers of these blocks. There would be no impact from the proposed single storey extensions.

Noise and Disturbance

- 5.28 Given that the proposal would result in an increase in the school roll, it is inevitable that there will be an intensification of activity in and around the site, ranging from the additional vehicular trips made during the peak drop off and collection times, to the additional noise levels experienced in the school and playground. Whilst there is likely to be an increased level of disturbance due to the additional vehicular and pedestrian movements, it is noted that this will be confined to particular times of the day during term time only and would not be constant. It is anticipated that with good management and the co-operation of the school in promoting initiatives that will reduce single car journeys by parents, noting the small number of additional pupils, that such disturbance can be closely monitored and appropriate measures introduced to minimise its negative effects through an updated School Travel Plan encouraging sustainable transport alternatives.
- 5.29 It is inevitable that the use of the playground will intensify, however this would be limited and not result in a significant increase in noise, that would be harmful to the living conditions of nearby occupiers.
- 5.30 In this case, there is likely to be some impact from the construction process of the proposed extensions. It is acknowledged that there will be an increase in the level of activity in and around the site, however, it is noted that there are measures that can help to mitigate and minimise these impacts. As such, it is considered that the proposed building would not have a detrimental impact on the amenity of neighbouring residents in terms of loss of day/sunlight, overlooking and loss of privacy, or in terms of noise and disturbance.
- 5.31 **Parking and Highways:**
- 5.32 Policy BP10 of the Core Planning Strategy states that developments should seek to reduce the need to travel, advocate the use of sustainable modes of transport and reduce the impact of traffic on residential areas. Policy DM22 'Parking' of the Site Development Policies DPD seeks to ensure that provision is made for off-street parking for new proposals in line with the Council's maximum car parking standards. The policy continues that planning permission will not be granted for development that is likely to result in increased on-street parking where it would adversely affect traffic flows, bus movements, road safety and the amenities of local residents and the local environment.

- 5.33 The proposal is to improve the teaching facility on site to enable the school to maximise the pupil intake for the existing school allowing for an increase in the school roll by 150 pupils over the next 5 years. The proposal would result in the loss of 15 car parking spaces on site. Notwithstanding this minimal loss to the overall parking provision within the school, there would still be provision to accommodate up to 102 car parking spaces within the site.
- 5.34 Stanley Road is part of the Council's Local Road Network and is located on the edge of the existing Sutton CPZ, so there is some parking stress in the area due to the level of on-street car parking demand that occurs locally. There are vehicular and pedestrian access points available on Stanley Road and the existing school arrival and departure periods result in congestion and delays in the area immediately outside the school in Stanley Road.
- 5.35 There are currently 1234 pupils at the school catering for pupils in the age range 11-18 years with 183 existing staff at the school. The site has sufficient on-site car parking for approximately 117 staff cars which appears to be in excess of current demand. There are 90 existing cycle parking facilities in place on site for pupils, staff and visitors and surveys show that there is ample spare capacity.
- 5.36 The site has a PTAL score of 2 (poor) however the school has a catchment area of approximately 2.36km which will mean many pupils will walk. The school has carried out a travel survey and it has found that approximately 84% of pupils travel by sustainable modes and approximately 16% travel by car. In the case of the staff, 57% travel by car and 43% by sustainable means. The school submitted an updated School Travel Plan and currently holds a silver status in the STARS program.
- 5.37 The proposals would increase the intake of pupils by another 150 over 5 years so as to provide a maximum of 1384 pupils along with an additional 10 staff to a maximum of 193 from 2016 to 2021. These increases will take place over 5 years so the effect of the proposals will be gradual.
- 5.38 The proposals also involve the re-arrangement of the existing car park to reduce on-site parking by 15 spaces to 102 spaces. The reduction in the parking spaces is acceptable.
- 5.39 The additional traffic generation to the school site is estimated to be 29 car trips by pupils and staff at the start and end of each school day. These additional trips can be accommodated within the site and surrounding highways. In terms of on street car parking the applicant carried a car parking inventory and parking survey for an area within 200m of the school site and concluded that as many as 59 car parking spaces existed at present in the catchment area in the morning and 37 in the afternoon. The Transport Statement (TS) submitted suggest that the surrounding streets can cope with the additional parking that would be required.
- 5.40 The TS states that the school drop off and pick up activity equates to 77 morning movements during which the vehicles stops for sufficient time to allow pupil drop off. The afternoon period pick ups are reduced when compared to the morning situation due to after school activities.
- 5.41 The cycle parking provision is considered to be acceptable and complies with the London Plan. It is unlikely that the amount of service deliveries to the enlarged school will increase significantly.

- 5.42 On the basis of the additional pupils and staff the Principal Highways Engineer has confirmed that the proposal is likely to add relatively small numbers of additional vehicle trips to the area. There could be additional demand for on-site car parking however in order to provide additional playspace the existing car park has been curtailed. The result of these proposals mean that the existing situation where staff parking demand is contained within the site will change to one where staff parking could move to small numbers requiring parking in adjacent streets. If this is a result there will be additional demand for car parking in the vicinity of the school. Policy DM22 suggests that a school of this type would require 4 spaces per 5 staff so for 193 staff there should be 154 spaces, however it is clear that the provision caters adequately for the existing demand but with the proposals in place and a reduction in on site parking spaces there is likely to be a potential for overspill onto surrounding streets.
- 5.43 With a large number of staff and pupils in place at the site a new Travel Plan will be required to reduce the level of car commuting to the site for staff and pupils that choose to travel to the site by car and a condition is recommended to secure this.
- 5.44 The Councils Principal Highways Engineer considers the proposal to be acceptable subject to planning conditions relating to the submission of a revised Travel Plan.
- 5.45 Whilst it is acknowledged that the proposal would potentially generate more traffic and on-street parking demand, it is considered that these would not have an adverse impact on parking and highway conditions in the local area.
- 5.46 **Trees and Landscaping:**
- 5.47 Policy DM1 of the Site Development Policies DPD states that planning permission will be granted where development will be expected to respect and retain trees of amenity value where possible and make provision for high quality landscaping. Policy DM5 of the Site Development Policies DPD states that sustainable design involves protecting, managing and enhancing local habitats and biodiversity. Policy DM17 of the same document states that planning permission will be granted where development creates, conserves or enhances biodiversity.
- 5.48 No trees are proposed to be removed and given the distance of proposed extensions from the tree screen along the northern boundary, no trees would be adversely impacted by the proposed extensions.
- 5.49 In terms of landscaping, there is limited scope for soft landscaping in and around the proposed classroom extension to the west of the site. The Tree and Landscape Officer has confirmed the proposed soft landscape plan and new trees proposed are acceptable.
- 5.50 As such, it is considered that in this instance the proposal is acceptable in relation to trees and landscaping.
- 5.51 **Sustainability:**
- 5.52 The proposal is in general accordance with the requirement of policies DM5 and DM6 and associated policy 5.2 of the London Plan. Legislation has been passed which will transfer these sustainability requirements from planning legislation to the Building regulations. As such, no conditions are imposed as this will be monitored and enforced during the construction of the building under the Building

regulations.

## 6.0 CONCLUSION AND RECOMMENDATION

- 6.1 It is considered that the proposal will provide much needed teaching facilities within the educational establishment that will benefit the wider community and the borough as a whole.
- 6.2 The loss of part of the playing field and land along the east and west wings of the school buildings would, on balance, be acceptable in light of the proposed buildings and their public benefit, and as such would preserve the character and appearance of the site and the open character of the Public Open Space.
- 6.3 The overall height, scale, bulk, massing and design of the proposed development is acceptable. The choice of materials would ensure buildings of a high quality that are suitably located in relation to surrounding development.
- 6.4 Given the separation distances to nearby residential properties, the proposed development would not result in significant amenity implications or additional impact that would have a detrimental impact on, or harm the quality of life of, the surrounding residents.
- 6.5 It is noted that the proposal would reduce the amount parking available on site, on balance, this provision is acceptable subject to conditions to mitigate the impact on neighbouring highways.
- 6.6 Consequently, national and adopted local policies wholly support the provision of such community facilities and as such, the proposed development is considered to be acceptable, and this report recommends that planning permission is granted subject to conditions suggested in schedule 2 of this report.

Background Papers: B2015/71983/FUL

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: **B2015/71983**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

**G**

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B2015/71983/FUL

# DRAFT

**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

Overton Grange School 36 STANLEY ROAD Sutton SM2 6TQ

Erection of a part ground, part first, part second floor extension to provide five additional classrooms with ancillary accommodation, three single storey extensions to provide additional canteen, kitchen and storage facilities together with roof canopy to main front entrance a detached store, soft and hard landscaping involving a reduction in the number or parking spaces.

## 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:

PL 00 Site Location Plan, PL 05 Proposed Site & Landscape Plan, PL 10 Proposed Ground Floor Plan - Canteen Extension, PL 11 Proposed Roof Plan - Canteen Extension, PL 15 Proposed Ground Floor Plan - New Teaching Block, PL 16 Rev A Proposed First Floor Plan - New Teaching Block, PL 17 Rev A Proposed Second Floor Plan - New Teaching Block, PL 18 Rev A Proposed Roof Plan - New Teaching Block, PL19 Existing & Proposed Parking, PL 30 Proposed Elevations - Canteen Extension, PL 31 Proposed Materials - Canteen Extension, PL 35 Rev A Proposed Elevations 01 - New Teaching Block, PL 36 Rev A Proposed Elevations 02 - New Teaching Block, PL 37 Rev A Proposed Materials - New Teaching Block, PL 50 Proposed View 01 - Canteen Extension, PL 51 Proposed Views 02 - Canteen Extension, PL 55 Rev A Proposed View 01 - New Teaching Block, PL 56 Rev A Proposed Views 02 - New Teaching Block, PL 60 Existing Ground Floor Plan Sheet 1-2, PL 61 Existing Ground Floor Plan Sheet 2-2, PL 62 Existing First Floor Plan Sheet 1-2, PL 63 Existing First Floor Plan Sheet 2-2, PL 64 Existing Elevations, L6727 Topographical & Underground Services Survey, Design and

Access Statement submitted by Baily Garner dated 21 May 2015, STARS Travel Plan, Transport Assessment submitted by YES Engineering Group Limited dated May 2015 and Extended Phase 1 Habitat Survey submitted by DF Clark Bionomique Ltd.

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

(3) The type and treatment of the materials to be used on the exterior of the building(s), shall be approved in writing by the Local Planning Authority prior to the relevant part of the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method/Environmental statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials;
- (d) programme of works (including measures for traffic management);
- (e) provision of boundary hoarding, behind any visibility zones;
- (f) construction traffic routing;
- (g) means to prevent deposition of mud on the highway;

has been submitted to and approved in writing by the Local Planning Authority, and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

(6) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

#### INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) 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.

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

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