

PLANNING COMMITTEE - Date:30 September 2015

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

Ref: A2015/72295/FUL	WARD: A01 / WORCESTER PARK	Time Taken: 9 weeks, 2 days
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Site: St Cecilia's R C Primary School LONDON ROAD North Cheam SM3 9DL
 Proposal: Demolition of single storey store to assembly hall and erection of a replacement store at increased height and provision of a new external staircase.
 Applicant: Mrs Catharina Mayhew
 Agent: Mr Stephen Muggridge

Recommendation:

GRANT PLANNING PERMISSION

Summary of reasons why the proposal is acceptable:

The design and scale of the proposed extension is considered to be acceptable and would not cause harm to the character of the building and area.
 The proposed extension, given its distance from residential occupiers would not harm the amenity of nearby occupiers.
 As such, the proposal is considered to be acceptable.

Reason for Report to Committee: The school is funded by the Council in its capacity as the Local Education Authority.

1.0 BACKGROUND

1.1 Site and Surroundings

1.1 The site is the St Cecilia's Roman Catholic Primary School. St Cecilia's is located on the northwest side of London Road and is surrounded by residential dwellings fronting Langley Avenue and Clarkes Avenue and other residential cul-de-sacs accessed from Langley Avenue. The surrounding area is predominantly residential, however there are some non-residential uses within the vicinity of the site which front London Road. The subject of this application is the store room adjoining the assembly hall to the northeast elevation of the main school buildings.

1.2 The site is a small section of the school grounds located on the northeast boundary, adjacent to no. 11-19 Clarkes Avenue and 741-743 London Road. The site includes the schools reception area and assembly hall and other ancillary storage buildings.

Site Specific LDF Designations

- None

1.3 Relevant Planning History

1.4 The site has an extensive planning history dating back to 1952. The most recent and relevant planning applications are listed below.

1.5 98/43116/FUL Erection of a single storey building to provide additional class room facilities was granted planning permission on 09/06/1998.

1.6 99/44589/FUL Erection of a 3 metre high fence to enclose sports area was granted planning permission on 14/07/1999.

- 1.7 00/45669/FUL Provision of four 6.7 metre high floodlighting columns to multi-sports area was granted planning permission on the 13/04/2000.
- 1.8 01/48247/FUL Erection of an extension to provide additional classrooms and library facilities was granted planning permission on 03/12/2001.
- 1.9 04/52819/FUL Erection of a metal framework structure with plastic roof to provide covered area to side/front was granted planning permission on 22/09/2004.
- 1.10 05/54372/FUL Use of existing floodlighting to multi-sports area up to 21:45 hours (variation of condition 3 of previously approved application number 00/45669/FUL which states that the floodlighting is permitted between 15:00 hours and 18:00 hours) was granted planning permission on 10/08/2005.

2.0 APPLICATION PROPOSAL

- 2.1 The proposal is for the demolition of the existing store building and the erection of a replacement store at an increased height and width, together with the provision of a new external staircase and three skylights to the roof of the assembly hall.
- 2.2 The existing store is located on the northeast elevation of the assembly hall of the school. There is a small access path running between the store and other storage buildings located along the northeast boundary of the school site. The existing store is 1.7 metres deep and 11.7 metres wide and has a mono-pitched roof measuring 3.7 metres in height.
- 2.3 The proposed replacement store building would be erected in the same location as the existing store and would measure 1.9 metres deep and 12.8 metres wide and would have a flat roof incorporating skylights, measuring 5.2 metres in height. Clerestory windows are proposed to the northeast elevation located 2.4 metres above the ground level and 1.8 metres above the floor level of the store. An access door is proposed to the southeast elevation of the store and would be accessed via an existing access ramp.
- 2.4 Alterations are proposed to the assembly hall building due to the proposed store building.
- 2.5 Existing stairs leading to a door on the northeast elevation of the assembly hall would be removed and a new set of stairs are proposed. The proposed staircase would face north rather than the south as existing. The proposed stairs would be of a similar height and width as the existing stairs.

3.0 PUBLICITY

- 3.1 The application was advertised by way of letter to adjoining neighbours dated the 7th August 2015 and site notice placed in the vicinity of the site dated the 7th August 2015.

3.2 Letters Received

- 3.3 No letters have been received.

3.4 Internal Consultations

- 3.5 None.

3.6 External Consultation

3.7 Transport for London was consulted and raised no objection subject to their standard conditions being met. One of the conditions requested was for a construction and logistics plan to be submitted and approved by the Local Planning Authority. Due to the relatively minor nature of the building and alterations it is considered that such a condition is not necessary.

3.8 **Councillor Representations**

3.9 None.

4.0 **MATERIAL PLANNING POLICES**

4.1 (1) The London Plan – Spatial Development Strategy for Greater London March 2015.

(2) The Local Development Framework (LDF) has replaced the UDP as the official Development Plan for the Borough. At present it comprises two main documents (additional ones for specific areas such as Sutton Town Centre will be produced):

(a) The Core Planning Strategy (CPS) which sets out the Council's long term vision, spatial strategy and core policies for shaping the future development in the Borough and managing change over the next 15 years in line with the principles of sustainable development. Following public consultation and a formal public examination by Government Inspectors the final version of the CPS was adopted by the Full Council on 7.12.09. The adopted CPS replaced a number of the UDP policies and is a material consideration in the determination of planning applications.

(b) The Site Development Policies Development Plan Document (DPD) which identifies sites for future development (outside Sutton Town Centre) and sets out detailed development management policies to be used to help decide planning applications. The DPD has been the subject of public consultation, and a Hearing held by a Government Inspector in September. The Inspector has published his report and has found the DPD to be sound and recommends that it be adopted. The DPD was formally adopted by the Council in March 2012. The policies of the DPD are now a material planning consideration.

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.

4.2 National Planning Guidance:

- National Planning Policy Framework (NPPF)
- Nation Planning Practice Guidance (NPPG)

4.3 The London Plan

- Policy 3.1 Ensuring Equal Life Chances for All
- Policy 3.18 Educations Facilities

4.4 Core Planning Strategy DPD

- PMP2 Suburban Heartlands
- BP4 Education and Skills
- BP12 Good Urban Design and Heritage

4.5 Site Development Policies DPD

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing Street Scene and Public Realm
- DM31 Social and Community Infrastructure

4.6 Supplementary Planning Documents

- SPD4 Design of Residential Extension
- SPD 14 Creating Locally Distinctive Place

5.0 **PLANNING CONSIDERATIONS**

5.1 The principle planning considerations (including whether any material planning objections have been reasonably addressed) for this application are

- **Principle/Land Use**
- **Design Quality**
- **Impact on Neighbours**

5.2 **Principle/Land Use**

5.3 Policy BP4 of the Core Planning Strategy states that 'The Council will provide facilities to meet the accommodation needs for additional primary school places to serve the general increase in primary school population across the Borough.'

5.4 The proposal seeks to replace an existing store building. The proposed building would be used as an ancillary store within the school grounds and would support the Council's objectives as set out in policy BP4 and for this reason the proposal is considered acceptable in principle.

5.5 **Design Quality**

5.6 Core Policy BP12 states that the Council will seek to ensure that development respects the local context and distinctive local character. Site Development Policy DM1 states that the Council will only grant permission for extensions providing they maintain and enhance the local character and appearance of the surrounding area. Site Development Policy DM3 states that 'the council will expect all new development to contribute positively to the street scene in terms of design and appearance of any buildings'.

5.7 The proposed store would appear subordinate to the main assembly hall and due to its location within the site would not be readily visible from the street. The materials to be used in its construction would be similar to the existing assembly hall. Whilst the proposed store would have a flat roof, there are examples of other storage buildings within the site with flat roofs and it is considered that the design of the proposed storage building is acceptable and would not cause harm to the character of the existing building, surrounding area or the street scene.

5.8 The proposed steps would be necessary for access and egress from the assembly hall. In order to accommodate the proposed store it is necessary to reorientate the staircase. The staircase would be of a similar size to that which would be replaced and due to the necessity of the staircase and its relatively modest height it is considered that it would be acceptable in design terms.

5.9 The proposed skylights to the roof of the assembly hall is a minor alteration to the building and required to replace high level windows that would be obscured by the

proposed store. As such, it is considered that the proposed skylights would be acceptable in design terms.

5.10 For these reasons it is considered that the proposal is acceptable in design terms.

5.11 **Impact on Neighbours**

5.12 Policy DM2 of the Site Development Policies DPD states that the Council will not grant planning permission for any development that adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties or has an unacceptable impact on the surrounding area.

5.13 The proposed store would be approximately 1.1 metres taller than the existing store, but no higher than the eaves of the assembly hall. It would be located more than 15 metres from the rear of the dwellings fronting Clarkes Avenue. The proposed clerestorey windows would be 2.4 metres above ground level and 1.8 metres above the internal ground floor of the store. For these reasons it is considered that the proposal would not impact on the neighbouring occupier's with regard to loss of outlook, overlooking, loss of privacy and loss of sunlight/daylight.

5.14 The proposed staircase would serve an existing door and given the existing situation, it is not considered there would be material harm to neighbouring occupiers over and above what is currently expected. Due to the location of the proposed skylights it is considered that they would not impact on neighbouring occupier's amenity..

5.15 For these reasons it is considered that the proposal would be acceptable in terms of impact on neighbouring occupiers.

6.0 **Conclusions and Recommendations**

6.1 Whilst the design of the building would be functional it would be similar to the existing store and assembly hall in appearance and due to its location would not be readily visible from the street and is therefore considered acceptable in design terms. The alterations proposed to the building are also considered minor and acceptable in design terms. It is considered that the proposal would not impact on the amenity of neighbouring occupiers.

6.2 For these reasons the proposal is considered acceptable and it is recommended that planning permission be granted.

Background Papers: A2015/72295/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: **A2015/72295**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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A2015/72295/FUL

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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

St Cecilia's R C Primary School LONDON ROAD North Cheam SM3 9DL

Demolition of single storey store to assembly hall and erection of a replacement store at increased height and provision of a new external staircase.

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: 10416(L)00-01 Rev. A, 10416(L)00-02, 10416(L)00-03, 10416(L)00-04, 10416(L)00-05, 10416(L)00-06, 10416(L)00-07, 10416(L)00-08 Rev. A, 10416(L)00-09

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

(3) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

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 5000 before proceeding with the work.
- (2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.
- (3) No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://www.tfl.gov.uk/info-for/urban-planning-and-construction/highway-licences>
- (4) All vehicles must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- (5) The footway and carriageway must not be blocked during the construction works. Temporary obstructions must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic.

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