

PLANNING COMMITTEE - Date: 30 March 2016

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

Ref: A2016/73474/3FR	WARD: A03 / STONECOT	Time Taken: 10 weeks, 0 days
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Site: Cheam Park Farm Infants School, Molesey Drive, North Cheam SM3 9UU
 Proposal: Extension and internal alterations to provide additional classroom accommodation, improved staffroom & toilet facilities. Minor alterations to elevations, protective railings and plant at roof level. External works to courtyard to provide improved play area. Provision of cycle shelters, storage shed and alteration to rear access gates.
 Applicant: Mr Paul Gray
 Agent: Mr Alex Davis

Recommendation:

GRANT PLANNING PERMISSION

Summary of why the proposal is acceptable:

- The provision of additional teaching classroom and improvement of the educational facility is supported by both national and local plan policies, and would be beneficial to the community and borough as a whole.
- The proposal would not harm the character of the building, surrounding area, or harm the street scene.
- The proposal would not significantly harm the amenity of the neighbouring occupiers.
- The proposal would not significantly impact on the level of on-street parking and would promote no car modes of travel.

Reason for Report to Committee: The Council owns the site.

1.0 BACKGROUND

1.1 Site and Surroundings

1.1 The site is the Cheam Park Farm Infants School situated on Molesey Drive, North Cheam. The site contains the main (single storey) school building with associated ancillary buildings and structures. The school has two entrances, the main entrance on Molesey Drive, with a service entrance on Chertsey Drive. To the south east of the site are residential dwellings fronting Kingston Avenue and to the north east of the site are residential dwellings fronting Brocks Drive.

1.2 The surrounding area is predominantly residential in nature characterised by two storey semi-detached and terraced dwellings.

Site Specific LDF Designations

- None

1.3 Relevant Planning History

- 1.4 The site has an extensive history dating back to 1971. Below is the most recent and relevant planning history:
- 1.5 07/57131/3FR Erection of a part one part two storey extension and provision of conservatory to detached building at front to provide additional teaching facilities and provision of a covered walk way link to the main building was granted planning permission on 29/03/2007.
- 1.6 07/58984/3FR Erection of a canopy at rear to provide a covered play area was granted planning permission on 12/02/2008.
- 1.7 10/63413/3FR Erection of a canopy at front of site to provide a covered play area was granted planning permission on 13/01/2011.
- 1.8 13/68376/3FR Provision of a wall mounted canopy at rear was granted planning permission 13/01/2014.
- 1.9 14/69476/3FR Infill of courtyard to provide facilities and provision of new walkway was granted planning permission on 18/07/2014

2.0 **APPLICATION PROPOSAL**

- 2.1 Planning permission is sought for extension and internal alterations to provide additional classroom accommodation, improved staffroom & toilet facilities. Minor alterations to elevations, protective railings and plant at roof level. External works to courtyard to provide improved play area. Provision of cycle shelters, storage shed and alteration to rear access gates.
- 2.2 The proposed extension would be sited to the northwest of the site. It would measure approximately 10.9 metres in depth projecting in a northwest direction. It would have a hipped roof measuring 6 metres in height to the ridge and 3.5 metres to the eaves. Six windows are proposed to the northwest elevation facing towards the boundary with 19 Chertsey Drive, two windows to the northwest elevation facing towards Chertsey Drive, and another two to the southwest elevation facing towards the school grounds. Four skylights within the roof are proposed to the southeast elevation.
- 2.3 The external materials to the extension are proposed to be brick cladding tiles, which would be similar to the existing brick work of the main building. It is proposed that the roof would be tiled to match the existing building. The proposed windows would be powder coated aluminium framed. A set of stairs is also proposed to provide access to the staff room from the northwest courtyard of the site. The stairs would measure approximately 0.4 metres in height and would have galvanised hand rails. In addition, six solar photo voltaic cells are proposed to the south west elevation of the roof of the extension.
- 2.4 The external alterations to the inner courtyard would involve it being remodelled and artificial grass installed.
- 2.5 Further external alterations would involve the creation of two access doors to the southeast elevation, with associated access steps. These doors would lead out from existing class rooms to the main play ground area. The steps would measure approximately 0.4metres in height. Two doors are proposed to replace existing doors, one to the southwest elevation and another to the northeast elevation giving access to toilets and to a main hallway respectively.
- 2.6 The exiting double gates providing access from Chertsey Drive are proposed to be replaced with a single gate, and the existing fencing extended. The gate and fencing

would measure approximately 1.8 metres in height and would be similar to the existing fencing.

- 2.7 Two existing sheds located in the northwest corner of the site adjacent to the entrance on Chertsey Drive are to be removed and replaced with a larger shed. The proposed shed would measure approximately 3.9 metres deep and 2.9 metres in width. It would have a dual pitched roof measuring approximately 2 metres to the ridge and 1.6 metres to the eaves.
- 2.8 Scooter pods and a cycle shelter for children's bicycles are proposed to the southeast corner of the site. The cycle shelter would measure approximately 2.4 metres wide, 1.3 metres deep and 1.5 metres in height. It would hold 16 bicycles. Details of the cycle store for teachers have not been submitted, however it is proposed that they would be located adjacent to the northwest elevation of the staff room.
- 2.9 A new ventilation plant would be provided above the new main WC block located on the roof of the main building.
- 2.10 The proposal also include the provision of a galvanised edge protection rail to the flat roof areas of the school building, which would project approximately 1.1 metres above the roof parapet, and would be finished in grey.
- 2.11 Due to the siting of the extension the proposal would result in the loss of all on site car parking.
- 2.12 The proposal would result in two new full time employees. The proposed extension and alterations would result in the school becoming a four form entry. The school as existing has 330 places and 26 nursery places. After the proposal the school would provide 360 places and 26 nursery places.
- 2.13 It should be noted that the proposed internal alterations and renovations would not normally require planning permission and as such have not been assessed as part of this application. However, the alterations together with the extensions would improve and enhance the teaching facilities within the educational establishment.

3.0 **PUBLICITY**

- 3.1 The application was advertised by way of letter to adjoining neighbours dated the 25th January 2016 and site notice placed in the vicinity of the site dated the 26th January 2016.

3.2 **Letters Received**

- 3.3 Two letters have been received from 19 Chertsey Drive, the material objections are as follows.

- Loss of sunlight/daylight.
- Overbearing form of development in relation to 19 Chertsey Drive.
- Increase in traffic affecting parking issues.

3.4 **Internal Consultations**

- 3.5 **The Senior Highways Engineer** was consulted and commented that the application as was submitted was unacceptable from a highways perspective, however the parking issues could be mitigated against through the effective implementation of a more robust travel plan.

- 3.6 **Environmental Health** was consulted and raised no objection to the proposal.
- 3.7 **The Sustainability Officer** was consulted and raised no objection to the proposal subject to conditions securing carbon and energy efficiency measures, a Flood Risk Assessment and Sustainable Urban Drainage System.

3.8 **External Consultation**

3.9 None

3.10 **Councillor Representations**

3.11 None.

4.0 **MATERIAL PLANNING POLICES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

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.

- The London Plan March 2015
- The Core Planning Strategy 2009
- The Site Development Policies DPD 2012

4.2 National Planning Guidance:

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

4.3 The London Plan

- 3.1 Ensuring Equal Life Chances for All
- 3.18 Educations Facilities
- 5.1 Climate change mitigation
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.2 Minimising carbon dioxide emissions
- 5.7 Renewable energy
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking
- 6.2 Providing public transport capacity and safeguarding land for transport
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 7.19 Biodiversity and access to nature
- 7.4 Local character
- 7.6 Architecture

4.4 Core Planning Strategy DPD

- PMP2 Suburban Heartlands
- BP4 Education and Skills
- BP6 One Planet Living
- BP7 Flood Risk and Climate Change Adaption
- 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
- DM6 Climate Change Mitigation
- DM7 Flood Risk
- DM12 Noise and Vibration
- DM17 Biodiversity
- DM19 Promoting Sustainable Transport and Accessibility
- DM20 Assessing the Transport Impact of New Development
- DM22 Parking
- DM31 Social and Community Infrastructure

4.6 Supplementary Planning Documents

- 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**
- **Sustainability and Biodiversity**
- **Parking and Highways**

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 proposed extension, within the school grounds, to provide additional class rooms and the other elements of the proposal as well as the intensification of the use supports the Council's objectives as set out in policy BP4 and for this reason the proposal is considered acceptable in principle in land use terms. The proposal would provide additional classroom and, improve and enhance the existing teaching facilities within the existing educational establishment and as such is supported by both national and local plan policies.

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 extension would be of a similar scale to the rest of the main school building, and would have a hipped roof to match the existing building. The materials used in the external finishes would be secured by condition. The solar photovoltaic cells would be located on the southwest elevation of the extension which would not be visible from the public realm. It is considered that the proposed extension would not harm the character of the host building or the surrounding area or street scene and would be acceptable in design terms.
- 5.8 The proposed alterations to the courtyard within the quadrant of the building would not be visible to or from the public realm. For this reason it is considered that the proposed alterations would be acceptable in design terms.
- 5.9 The alterations to the main building involving the creation or replacement of doors and the provision of steps for access to these doors are relatively minor in nature and would not significantly alter the appearance of the main building. For this reason it is considered that these proposed alterations would be acceptable in design terms.
- 5.10 The proposed gate and fencing would be similar to the existing fencing and for this reason would not cause harm to the character of the area or street scene.
- 5.11 The proposed shed due to its small scale and mass and considering that it would be replacing two existing sheds and as such would not cause harm to the character of the area or, street scene and is acceptable in design terms.
- 5.12 The proposed junior bicycle shelter and scooter pods due to their small scale would not be visible over the fencing along Molesey Drive. The teachers bicycle store design would be secured by condition. For this reason it is considered that these elements of the proposal would not harm the character of the area or street scene and would be acceptable in design terms.
- 5.13 The proposed ventilation equipment would be located on the roof of the main building. It is considered that the ventilation equipment would not significantly affect the character of the building or surrounding area and is acceptable in design terms.
- 5.14 The proposed railing along the edge of the flat roof is proposed for health and safety reasons and are a common feature on flat roofs. Whilst it would be visible from the public realm, it would not significantly alter the appearance of the building and due to its function to promote safety it is considered that the railing would not significantly harm the character of the building or surrounding area or harm the street scene and is considered acceptable in design terms.
- 5.15 For this reason it is considered that the proposal is acceptable in design terms.
- 5.16 **Impact on Neighbours**
- 5.17 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.
- 5.18 The proposed extension would be sited approximately 2.6 metres from the school site boundary with 19 Chertsey Drive. The ridge of the roof of the extension would be approximately 8.7 metres away from the boundary, as such moving the bulk of the extension away from the neighbouring property. Whilst it is acknowledged that the

proposed extension would have some impact on the sunlight/daylight received by the neighbouring property, it is considered that it would not be significant enough to harm the living conditions of the occupiers of that property or warrant a refusal of the application. Also due to this separation distance it is considered that the proposal would not result in an overbearing development when viewed from this dwelling and it is considered that the proposed extension would not adversely impact upon the amenity of this neighbouring occupiers in respect of loss of outlook, overlooking or loss of privacy, or loss of sunlight/daylight.

5.19 The proposed shed, fencing, steps and rails are located away from the boundaries of the site with good separation from the neighbouring properties. The Council's Environmental Health officer has raised no objection to the proposed ventilation equipment. For these reasons it is considered that the proposal would not harm the amenity of the neighbouring occupiers.

5.20 The proposal would result in an increase of 30 pupils. The intensification of the use on the site is considered to be acceptable and would not significantly increase the noise and disturbance to the neighbouring occupiers.

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

5.22 **Sustainability and Biodiversity**

5.23 Policy 5.2 of the London Plan requires developments to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: use less energy through the use of passive design and energy efficiency measures, supply energy efficiently through the use of decentralised energy provision and generate renewable energy on-site. Further guidance is contained in the Council's IPG11 'Sustainable design and construction', Policy BP6 'One Planet Living' of the Core Planning Strategy DPD, and Policies DM5 and DM6 of the Site Development Policies DPD, which promote the highest standards of sustainable design and construction within the Borough in support of the Council's vision of 'Creating a sustainable suburb'.

5.24 The Council's Sustainability Officer whilst raising no objection, has requested that a Flood Risk Assessment and Sustainable Urban Drainage measure be secured by condition. It has also been requested that an Energy Statement is submitted indicating how the development would minimise Carbon Dioxide emission.

5.25 It is considered that the proposal subject to conditions securing the above measures would be acceptable in sustainability terms.

5.26 An ecological impact assessment has been submitted. Considering the lack of green space within the site it is considered that there is unlikely to be any significant impact on biodiversity, however the applicant is requested to carry out mitigation measures contained within the submitted statement.

5.27 It is considered that the proposal subject to the mitigation measures contained within the Ecological Impact Assessment, is acceptable in terms of impact on the biodiversity site.

5.28 **Parking and Highways**

5.29 Policy DM20 of the Site Development Policies DPD states that the Council will assess all new development applications for their impact on the existing and proposed transport infrastructure and services, and the local environment.

- 5.30 The Council's Senior Highway Engineer initially objected to the proposal due to the loss of the on site car parking spaces however suggested that this loss could be mitigated through an effective implementation of a more robust travel plan for the school.
- 5.31 Following discussions with the applicant and the Council's Senior Highway Engineer it has been agreed that to mitigate the loss of the car parking, the school will revise its travel plan, to the satisfaction of the Local Highway Authority to be reviewed on an annual basis. The revised travel plan and annual review would be secured by condition.
- 5.32 On this basis it is considered that subject to the submission of a revised travel plan, the proposed development would be acceptable in highways and parking terms.

6.0 **Conclusions and Recommendations**

- 6.1 The proposed development would improve and enhance the teaching facilities within the educational establishment and as such is acceptable in land use terms. The proposal is considered to be acceptable in design terms. The proposed extension would not have a significant impact on the amenity of the neighbouring occupiers, in particular to the occupier's of 19 Chertsey Drive.
- 6.2 The proposal is acceptable in sustainability and biodiversity terms subject to the securing of a Flood Risk Assessment, Sustainable Urban Drainage System and Carbon Dioxide and Energy measures by conditions.
- 6.3 Subject to a revised travel plan, the proposal is considered acceptable with regard to its impact on parking and highways.
- 6.4 For these reasons, the proposal is considered to be acceptable and it is recommended that planning permission be granted.

Background Papers: A2016/73474/3FR

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: **A2016/73474**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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A2016/73474/3FR

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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

Cheam Park Farm Infants School Cheam Park Farm Infants School MOLESEY DRIVE
North Cheam SM3 9UU

Extension and internal alterations to provide additional classroom accommodation, improved staffroom & toilet facilities. Minor alterations to elevations, protective railings and plant at roof level. External works to courtyard to provide improved play area. Provision of cycle shelters, storage shed and alteration to rear access gates.

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: 5143197-ATK-Z1-00-PL-A-1010 Rev. P1.1, 5143197-ATK-Z1-00-DE-A-1014 Rev. P1.0, 5143197-ATK-Z1-00-DE-A-1015 Rev. P1.0, 5143197-ATK-Z1-00-PL-A-1013 Rev. P1.2, 5143197-ATK-Z1-ZZ-DR-A-1800 Rev. P1.1, 5143197-ATK-Z1-00-PL-A-1012 Rev. P1.1, 5143197-ATK-Z1-ZZ-SE-A-1400 Rev. P1.1, 5143197-ATK-Z1-00-EL-A-1111 Rev. P1.1, 5143197-ATK-Z1-00-PL-A-1011 Rev. P1.1, 5143197-ATK-Z1-00-EL-A-1110 Rev. P1.1, 5143197-ATK-XX-00-DR-P-5002 Rev. P1, 5143197-ATK-Z1-00-PL-A-1106 Rev. P1.1, 5143197-ATK-XX-00-DR-P-5004 Rev. P1, 5143197-ATK-Z1-RF-PL-A-1101 Rev. P1.1, 5143197-ATK-Z1-RF-PL-A-1201 Rev.

P1.1, 5143197-ATK-Z1-GF-PL-A-1200 Rev. P1.2, 5143197-ATK-Z1-GF-PL-A-1100 Rev. P1.1, 5143197-ATK-Z1-ZZ-EL-A-1301 Rev. P1.3, 5143197-ATK-Z1-ZZ-EL-A-1300 Rev. P1.3, Construction Environmental Management Plan, Transport Statement dated January 2016, Design and Access Statement dated January 2016,

Reason: For the avoidance of doubt and in the interest 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.

(4) Prior to building work starting on site, an Energy Statement incorporating 'as designed' BRUKL outputs based on the simplified building energy method (SBEM), together with calculations of non-regulated CO2 emissions based on the Chartered Institution of Building Services Engineers (CIBSE) guide or similar, must be submitted to the Local Planning Authority and approved in writing which demonstrates how the development will minimise CO2 emissions through application of the Mayor's energy hierarchy (use less energy, supply energy efficiently and use renewable energy) and achieve at least a 10% reduction in total CO2 emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(5) Prior to occupation of the new classrooms, copies of 'as-built' BRUKL outputs based on the simplified building energy method (SBEM) and finalised calculations of non-regulated CO2 emissions, based on the CIBSE guide or similar, should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required 10% reduction in total CO2 emissions through on-site renewable energy generation, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD

(6) Prior to building work starting on site, a site specific Flood Risk Assessment (FRA) together with a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible in accordance with the Mayor's drainage hierarchy. The proposed scheme should ensure that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(7) Prior to first occupation of the new classrooms, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence must be provided to show that the peak run-off rate for the 1 in 100 year 6-hour rainfall event (plus 30% for climate change) will be as close as reasonably practicable to and no more than 3 times the calculated greenfield run-off rate for the same event, and ensure a minimum discharge rate of 5 litres per second per outfall. All the measures implemented shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(8) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for secure cycle parking. The cycle parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To encourage access by non-car modes and to comply with policy DM22 of the Site Development Policies DPD.

(9) The development hereby permitted shall only be carried out in accordance with the approved Construction Environmental Management Plan.

Reason: In order to safeguard the amenity of neighbouring occupiers in accordance with Policy DM2 and DM12 of the Site Development Policies DPD.

(10) Prior to commencement of the development the mitigation measure contained within the Ecological Impact Assessment shall be carried out and evidence of their implementation provided to the satisfaction of the Local Planning Authority

Reason: To comply with policy DM17 of the Site Development Policies DPD.

(11) Within 6 months of the date of this decision, a revised Travel Plan for the school shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall then be reviewed annually and evidence of any revision to the plan shall be submitted to the Local Planning Authority. The travel plan shall then be fully implemented in accordance with the approved plan and agreed revisions to it.

Reason: To encourage non car modes of travel to the site by pupils and staff, to mitigate against the loss of on site car parking and to comply with Policy DM19, DM21 and DM22 of the Site Development Policies DPD.

(12) Prior to the commencement of development, details of the scooter pods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved detail and provided permanently on site unless agreed in writing by the Local Planning Authority.

Reason: To ensure the visual amenity of the area, and to comply with policy DM1 and DM3 of the Site Development Policies DPD.

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 applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.