

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 27 June 2018

ITEM NO. 17

Ward: Thames

Application No.: 180556

Address: Caversham Primary School, Hemdean Road, Caversham, RG4 7RA

Proposal: Demolition of existing single storey extension to school building and replacement with new single storey extension.

Applicant: Education and Skills Funding Agency

Date received: 4 April 2018

Application: 8 week target decision date: 30/05/2018

RECOMMENDATION

Grant planning permission subject to conditions:

Conditions to include:

1. Time Limit
2. Approved Plans.
3. In accordance with submitted hard and Soft landscaping details.
4. In accordance with submitted arboricultural method statement
5. In accordance with submitted construction method statement
6. In accordance with submitted ecology survey report
7. Noise and dust control measures to be submitted and agreed prior to commencement of development
8. Reinstatement of Victoria Road boundary treatment

Informatives:

1. Positive and Proactive
2. Terms and Conditions
3. Permission and Licenses to use Victoria Road
4. Building Regulations

1. INTRODUCTION

- 1.1 The site is located approximately 600 metres to the north of Caversham District Centre and is occupied by a Council-owned primary school providing for two forms of entry. Vehicular access is at the south east corner of the site from Hemdean Road which is a bus route between central Caversham and Emmer Green. The main school buildings are located towards the south eastern corner of the site and comprise a main block arranged around a central entrance with a number of detached single storey modular buildings to the rear and to the west of the main building. A small area of grassed play space exists to the north west corner of the site between the existing modular buildings and Victoria Road, with

a larger hard paved play ground to the north of the main school building. A small playing field exists to the south of the modular buildings at the south west corner of the site.

- 1.2 The school site is bounded by Victoria Road to the north; this is a Council-owned but un-adopted road leading to Caversham Cemetery. Council-owned allotments abut the site to the west and the rear boundaries of houses in Queen Street and Hemdean Road adjoin to the south and east.



Site Location Plan

2. PROPOSALS

- 2.1 Permission is sought for demolition of an existing single storey dining hall extension to the south west part of the schools building and replacement with new single storey dining hall extension in the same location.

- 2.2 At 133m² the proposed extension would be slightly smaller than the existing extension building to be replaced (141m²).
- 2.3 The extension would be flat roof (3.5m in height) with a white render exterior with a band of dark Eternit panelling with full height windows.
- 2.4 Supporting information submitted with the application:

EFA-PPA-03-00-DR-A-20001 Site Location Plan
EFA-PPA-03-00-DR-A-20010 Site Plan Existing
EFA-PPA-03-00-DR-A-20100 Site Plan Proposed
EFA-PPA-03-00-DR-A-20150 Phasing Plans
EFA-PPA-03-ZZ-DR-A-20200 Existing Floor and Roof Plans
EFA-PPA-03-ZZ-DR-A-20210 Proposed First Floor and Roof Plans
EFA-PPA-03-XX-DR-A-20300 Proposed Site Sections AA & BB
EFA-PPA-03-XX-DR-A-20301 Proposed Site SECTIONS CC & DD
EFA-PPA-03-XX-DR-A-20400 Existing South & West Elevations
EFA-PPA-03-XX-DR-A-20401 Existing North & East Elevations
EFA-PPA-03-XX-DR-A-20410 Proposed South & West Elevations
EFA-PPA-03-XX-DR-A-20411 Proposed North & East Elevations
EFA-PPA-03-XX-VS-A-20500 Existing View from South
EFA-PPA-03-XX-VS-A-20501 Existing View from West
EFA-PPA-03-XX-VS-A-20510 Proposed View from South
EFA-PPA-03-XX-VS-A-20511 Proposed View from South
EFA-FHA-03-00-DR-L101 Landscape General Arrangement Plan
EFA-FHA-03-00-DR-D201 Typical Paving and Edging Details
EFA-FHA-03-00-DR-D410 Typical Soft Landscape Details

Design and Access Statement
Planning Statement
Arboricultural Impact Assessment and Arboricultural Method Statement
Preliminary Ecological Appraisal
Building Service Design Report
Construction Method Statement
Flood Risk Assessment

3. RELEVANT PLANNING HISTORY

- 3.1 96/00792/REG3 - Removal of 4 existing classrooms and replacement with 4 modular classrooms with covered link. Reg 3 - approved.
- 3.2 99/00030/REG3 - Installation of single storey modular classroom unit including corridor link to existing building - approved
- 3.3 03/00463/REG3 - Installation of a temporary classroom - approved.
- 3.4 09/00432/REG3 - Demolition of a small staff toilet extension and the re-construction of a larger toilet extension to accommodate new toilets for use by foundation stage children, and replacement of staff toilets - Granted

- 3.5 09/01159/APPCON - Discharge of condition 6 of planning consent 09/00432/REG3 - Granted
- 3.6 13/00229/REG3 - Provision of one demountable modular double classroom and associated external works - Granted
- 3.7 13/00701/APPCON - Discharge of conditions 3 and 4 of planning permission 130090/REG3 - Granted.

4. CONSULTATIONS

Public Consultation

- 4.1 Neighbour notification letters were sent to no.s 154-178 Hemdean Road and 1-27 Queen Street and a site notice was displayed at the application site. No letters of representation have been received.

RBC Transport Development Control

- 4.2 No objection, subject to a condition requiring works to be undertaken in accordance with the submitted construction method statement

RBC Ecology Consultant

- 4.3 No objection, subject to a condition requiring works to be undertaken in accordance with the measures set out in the submitted ecological report

RBC Environmental Protection

- 4.4 No objection, subject to a condition to require submission and approval by the Local Planning Authority prior to the commencement of works on site of a scheme to control noise and dust during construction.

RBC Natural Environment Trees

No objection, subject to a condition to requiring works to be undertaken in accordance with the submitted arboricultural method statement

5. RELEVANT PLANNING POLICY AND GUIDANCE

Legal and Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.2 The following local and national planning policy and guidance is relevant to this application:

National:

National Planning Policy Framework

Reading Borough Core Strategy (January 2008):

- CS1 (Sustainability)
- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS22 (Transport Assessments)
- CS24 (Car / Cycle Parking)
- CS31 (Additional and Existing Community Facilities)
- CS34 (Pollution and Water Resources)
- CS36 (Biodiversity and Geology)
- CS38 (Trees, Hedges and Woodlands)

Reading Borough Sites and Detailed Policies Document (2012):

- DM4 (Safeguarding Amenity)
- DM12 (Access, Traffic and Highway-Related Matters)

Supplementary Planning Guidance

Parking Standards and Design (2011)

6. APPRAISAL

i) Principle

6.1 Policy CS31 states that *"Proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site."* The proposal is located within an existing school site and seeks to provide a replacement dining hall. The footprint of the extension would be smaller than that of the existing to be replaced and the proposal does not facilitate an increase in pupil or staff numbers. The provision of improved facilities is considered to be in accordance with policy CS31 of the Reading Borough Core Strategy.

ii) Visual amenity and the public realm

6.2 The replacement single storey extension would be sited in the same location as existing but would be smaller in footprint. The modern replacement extension is considered an enhancement to the school site above that of the existing utilitarian dining hall building which is in a poor state of repair. The site is set back from the road and is not in a prominent location when viewed from public areas outside the school grounds. The proposal is considered to be in accordance with Policy CS7.

iii) Impact on Neighbouring Amenity

6.3 As a replacement extension in the same location and of similar size to that existing there would be no additional adverse impact upon surrounding properties in terms of privacy, loss of light or overbearing. The proposal does not seek to increase pupil or staff numbers such that the extension is not considered

to result in any increase noise or disturbance to surrounding occupiers. The proposal is considered to accord with Policies DM4 and CS34.

- 6.4 Environmental Protection Officers have recommended a scheme to control noise and dust during construction is provided. This can be secured by way of a suitably worded pre-commencement condition.

iv) Transport

- 6.5 The proposed would not result in any increase of pupils or teaching staff. Therefore transport officers have confirmed that the proposal would not generate any additional demand for parking.

- 6.6 A construction method statement has been provided as part of the application which transport officers have confirmed is acceptable. The construction methodology proposed would involve formation of a temporary access point from Victoria Road to the north by temporarily removing the existing metal rail fence and bollards. Victoria Road is not a public highway but is privately owned by RBC. An informative will be added to any decision notice to advise the applicant to secure the appropriate licenses and permissions from RBC Asset Management prior to starting works.

- 6.7 A suitably worded condition is also proposed to require the reinstatement of the Victoria Road boundary prior to first occupation of the extension.

- 6.8 There are no transport objections to the proposal which is considered to accord with policies CS24 and DM12.

v) Trees

- 6.9 The proposed replacement building is located close to one medium sized tree. An arboricultural method statement has been submitted as part of the application and the RBC Natural Environment Trees Officer is satisfied that this proposed suitable protection measures for this tree during the course of the building works.

- 6.10 A second tree is proposed to be cut back by 3m in order to facilitate the temporary access route from Victoria Road. This tree is a semi mature specimen, not subject of a TPO and the Tree Officer has raised no objection to this work being undertaken.

- 6.11 The proposal is considered acceptable in terms of impact on trees subject to a condition to require works to be undertaken in accordance with the submitted arboricultural method statement. The proposal is considered to accord with Policy CS38.

vi) Ecology

- 6.12 The ecology survey report submitted with the application concludes that the extension to be demolished is unlikely to host roosting bats, but there is a small risk that bats may shelter between the asbestos sheeting. As such, it is

recommended in the report that the removal of the roofing material is carried out under the supervision of a suitability qualified ecologist.

6.13 The amenity grassland surrounding the extension is of limited value to reptiles, badgers and other protected species. To minimise the risk of adversely affecting these species, the report states that an ecologist will supervise the site clearance. To provide opportunities for wildlife post-development, the report also indicates that two bird and bat boxes will be installed on trees along the western site boundary.

6.14 The Council's Ecology Consultant has reviewed the proposals and considered that the precautionary working measures and biodiversity enhancements detailed in the submitted ecology survey report are sufficient to ensure that protected wildlife is not adversely affected by the development. The proposal is considered to accord with Policy CS36 subject to a condition to require the works to be undertaken with the measures set out in the submitted survey report.

iii) Sustainability

6.15 A design report has been submitted as part of the application which demonstrates that the building uses modern construction techniques and technologies in terms of energy efficiency. This is considered to accord with Policy CS1.

ix) Other Matters

Equality Impact

6.16 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief and sexual orientation. There is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

6.17 The proposal would not be liable for the Community Infrastructure Levy.

7. CONCLUSION

7.1 There is no objection to the principle of a replacement dining hall extension and the proposal would not be harmful in visual terms or result in significant harm to the amenity of neighbouring properties. The application has demonstrated that it would not be detrimental in terms of transport, trees or ecological impacts and is considered to accord with local and national policies.

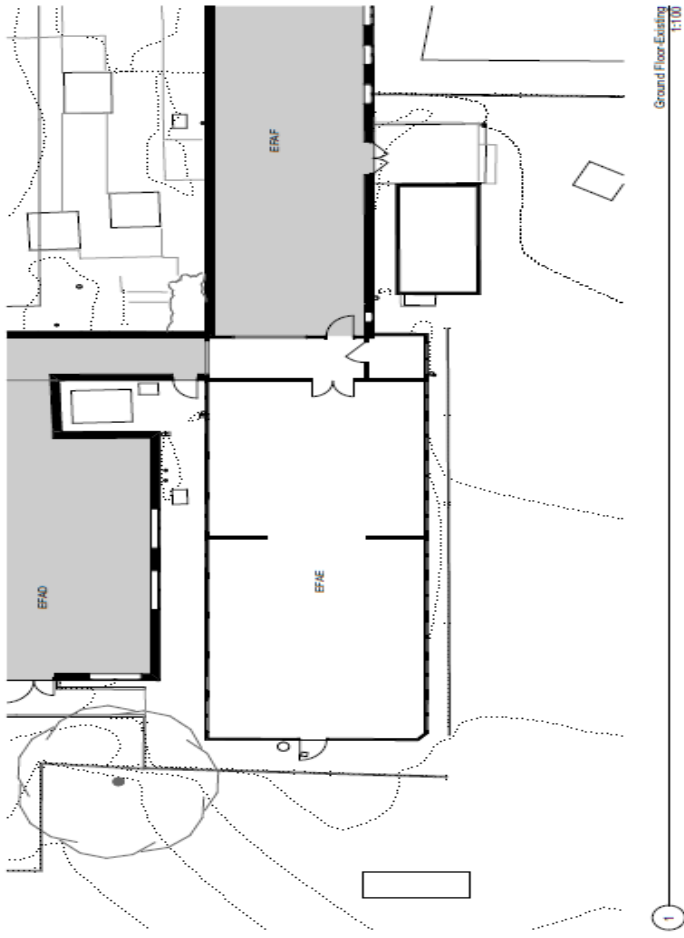
Case Officer: Matt Burns



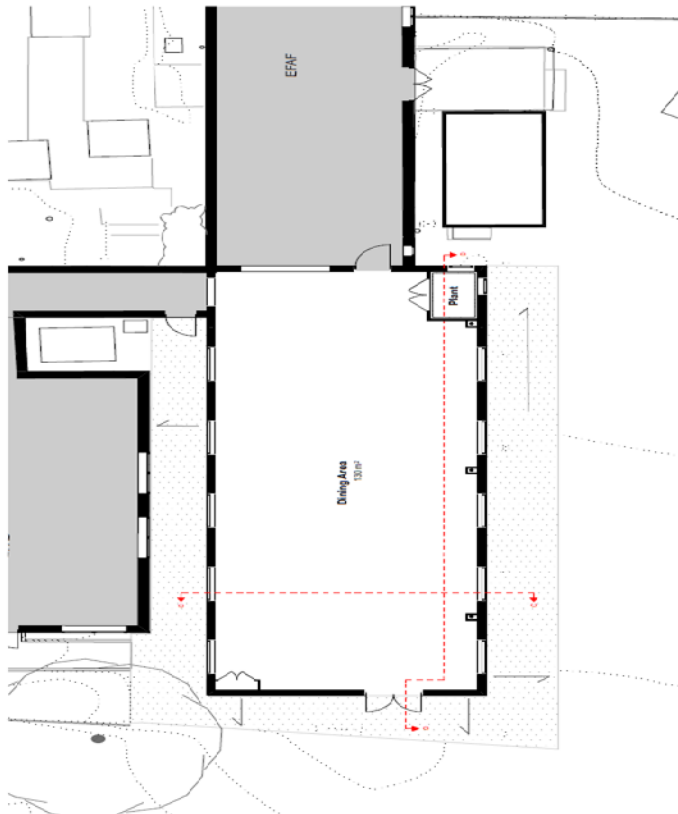
Existing Site Plan



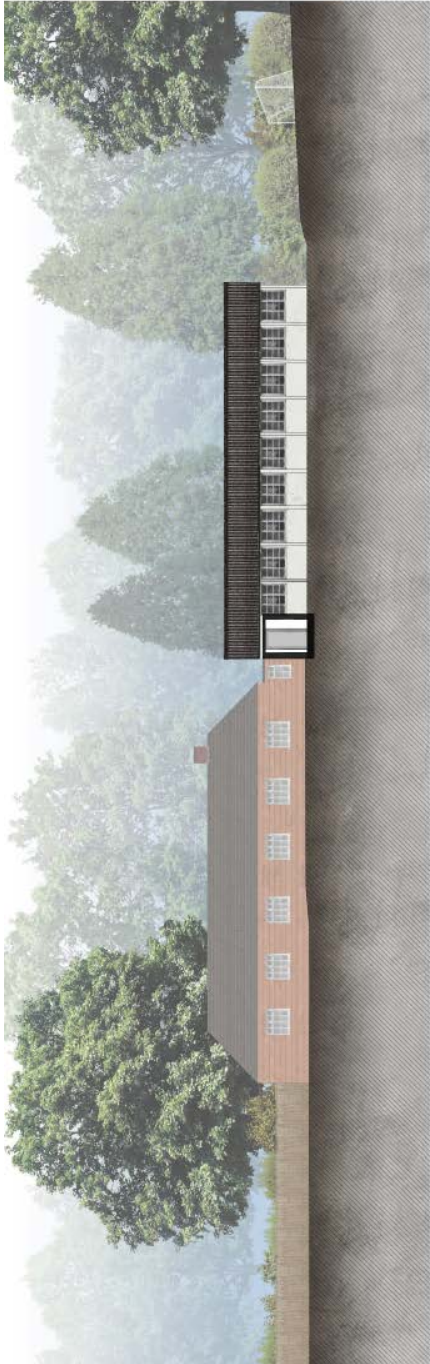
Proposed Site Plan



Existing Floor Plan



Proposed Floor Plan



Existing North Elevation
1/100



Existing East Elevation
1/100

Existing North and East Elevations



Existing South and West Elevations

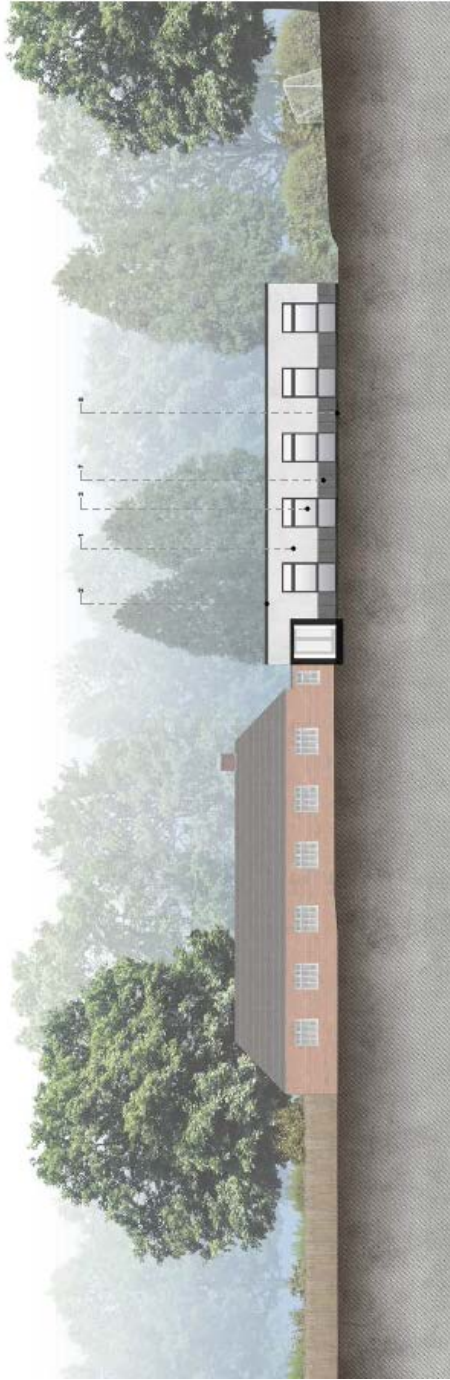


South Elevation

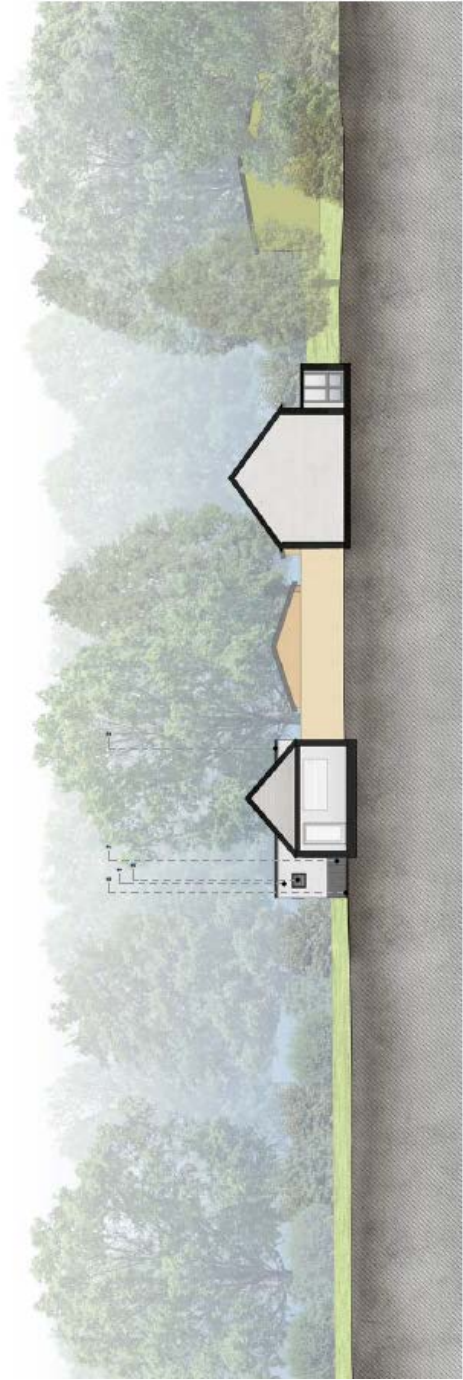


West Elevation

Proposed South and West Elevations



North Elevation



East Elevation

Proposed North and East Elevations