

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 18th July 2018

ITEM NO. 12

Ward: Kentwood

App No.: 180802/FUL

Address: Meadow Park Academy, Norcot Road, Tilehurst, Reading

Proposal: Erection of a single storey detached timber outbuilding to be used as an additional classroom

Applicant: Meadow Park Academy

Date validated: 16th May 2018

Other Application: 8 week target decision date: 11th July 2018. An extension of time has been agreed to 20th July 2018.

26 week date: 14th November 2018

RECOMMENDATION

GRANT

Conditions to include:

1. Time limit - three years
2. Materials - in accordance with those stated on application form and plans
3. Approved plans
4. Sustainability Statement (development in accordance with)

Informatives to include:

1. Positive and proactive
2. Terms and conditions of permission
3. Building Regulations
4. Construction and demolition

1. INTRODUCTION

- 1.1 Meadow Park Academy is a primary school and was formerly known as Upcroft Primary School. The school is set back from Norcot Road with playing fields to the east, south and west of the site. The main access is from Pottery Road to the north east corner of the school.



2. PROPOSAL

- 2.1 The application is for a single storey modular classroom building linked to the existing school between the kitchen and the car park. The location is shown in red on the location plan above. The proposed building would be detached from the main building and would be constructed of timber with a cement render. The proposal would have a flat roof to match the existing school but would be lower in height. The proposal measures approximately 9m in width, 7m in depth and 3.3m in height. The proposal includes a covered walkway from inside the school to the modular classroom along with a service passage way along with a ramp and steps to the front.
- 2.2 The proposal will not result in an increase in pupil numbers and is for an additional classroom only.

3. PLANNING HISTORY

00/01252/REG3 (Civica Ref: 990707) - 3 No. single storey extensions to existing classroom block and installation of 3 No. temporary classroom units for the duration of the building works. Permitted 10/01/2001.

04/01358/REG3 (Civica Ref: 041210) - 2.4m high green palisade fence and gates to school boundary. Permitted 12/07/2005.

12/01376/CLP (Civica Ref: 120619) - Certificate of Lawfulness for proposed installation of entrance canopy. Permitted 09/10/2012.

4. CONSULTATIONS

- 4.1 Non-statutory:

Development Control Transport - raised no objection.

Natural Environment Trees - were disappointed that the trees and landscaping on the site of the proposed modular building had been removed. However as the site is located directly in front of the site entrance it would be desirable to condition some soft landscaping in and around the classroom extension to improve the amenity at the front of the building and an appropriate scheme would look to include additional replacement trees in a suitable location elsewhere within the school site to ensure there is no net loss of tree cover.

Environmental Health - raised no objection.

4.3 Public consultation:

Properties at 1-41 (o) Wealdon Way and 7-19 (all) Tylers Place were consulted. No responses were received at the time of writing.

5. RELEVANT PLANNING POLICY AND GUIDANCE

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:

Reading Borough Core Strategy (January 2008):

- CS1 (Sustainable Construction and Design)
- CS7 (Design and the Public Realm)
- CS24 (Car / Cycle Parking)
- 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 Documents

- Revised Parking Standards and Design (Oct 2011)
- Revised Sustainable Design and Construction (July 2011)

6. APPRAISAL - Planning Applications

(i) Legal context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

(ii) Main Issues

6.1 The main issues are considered to be:

- (i) The effect upon visual amenity and the surrounding area
- (ii) Impact on neighbouring amenity
- (iii) Traffic generation and parking

- (iv) Environmental Issues
- (v) Other Matters

(i) **The effect upon visual amenity and the public realm**

6.2 The proposed modular building would be single storey in height with a flat roof and would be similar in appearance to the existing school in terms of design. The proposed modular building is to the rear of the site and would not appear prominent when seen from Pottery Road and neighbouring properties and the general character and visual amenities of the area would be maintained. The existing car park would remain unaltered.

6.2.1 The site of the proposed modular building was originally grassed with hedging and trees with hard standing to the centre where there were 2 benches. All the landscaping has been removed however the applicant has been advised that a landscaping scheme is required which should include replacement trees. No landscaping scheme has been submitted at the time of writing the report and an update will be provided.

6.2.2 Subject to a satisfactory landscaping scheme being submitted the proposal would be in accordance with Core Strategy Policy CS7.

(ii) **Impact on neighbouring amenity**

6.3 The closest neighbouring property is 27 Wealdon Way which is directly to the north of the proposed modular building. There is hedging and a number of small trees along the northern boundary and although the residents of this neighbouring property will notice the additional height and depth of the proposal there is unlikely to be any impact on the residents of this neighbouring property in terms of loss of light, loss of outlook or overbearing effects. There may be some additional noise associated with the children entering and leaving the building however in the context of the existing school this is not considered to result in significant harm to neighbouring properties in terms of noise or disturbance. The proposal is therefore in accordance with Policy DM4: Safeguarding Amenity in the Sites and Detailed Policies Document.

(iii) **Traffic generation and parking**

6.4 The Planning Statement states that the proposed building will be used by existing staff employed at the school with no increase in staff or pupil numbers. No gain or loss in car parking spaces are proposed.

6.4.1 The proposed building will be constructed during the 2018 summer holidays therefore there should be no impact on staff parking or pupil safety during the construction works. The planning statement confirms that the site will be accessed directly from the existing car park to reach the construction site where a secure storage compound will be formed.

6.4.2 In view of the above, there are no transport objections.

(iv) Environmental Issues

6.5 The Council's policy requirement is that minor non-residential developments meet a BREEAM score of 'Very Good'. The submitted planning statement makes reference to sustainable development and details the benefits of the proposal. Taking into consideration the small scale of the development (63sqm) and the details provided in the planning statement it is not considered that a formal BREEAM assessment is required in this instance. However the proposal would still need to meet the objectives of policy CS1 (Sustainable Design and Construction) by providing a sustainable building if built out in accordance with the principles as set out in the planning statement. A planning condition is recommended to ensure that these principles are followed.

(v) Other Matters

6.6 In determining this application the Council 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, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

6.6.1 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6.6.2 The Community Infrastructure Levy (CIL) was implemented by the Council from April 1st 2015. Although the proposed scheme would be CIL liable development, because education facilities attract a zero CIL charge in the Borough there would be no CIL payable for this scheme.

7. CONCLUSION

The proposed development is considered acceptable in planning terms subject to relevant conditions and informatives.

Plans:

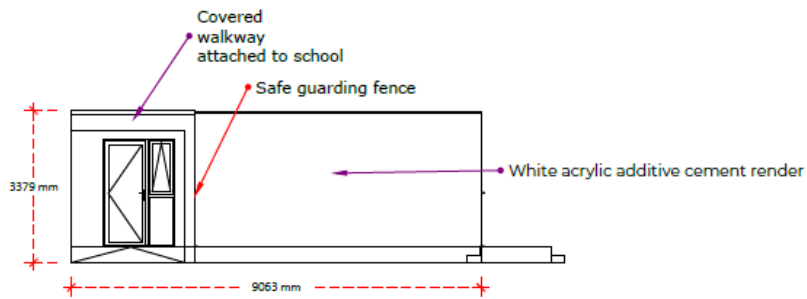
Block Plan

Proposed Elevations

Proposed Floor Plan

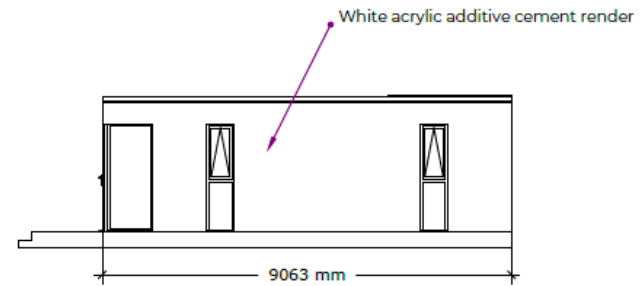
Received by the local planning authority on 16th May 2018

Case Officer: Claire Ringwood



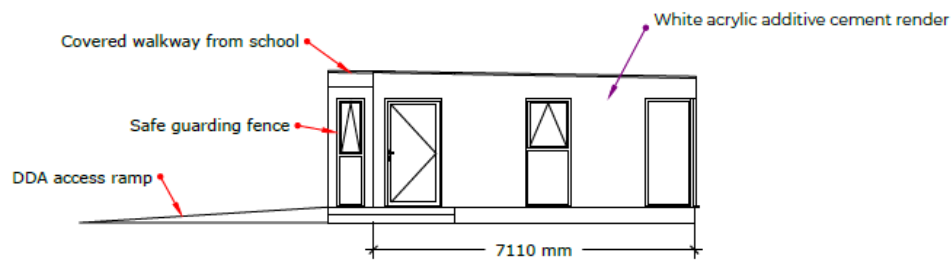
FRONT (S) ELEVATION

scale: 1:100



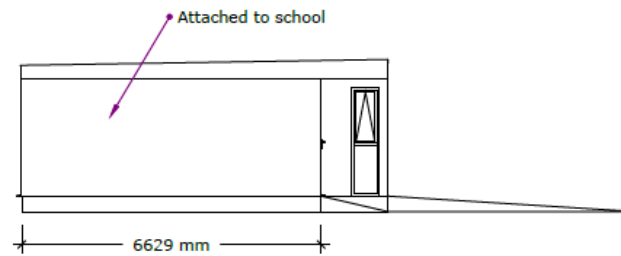
RIGHT (E) ELEVATION

scale: 1:100



REAR (N) ELEVATION

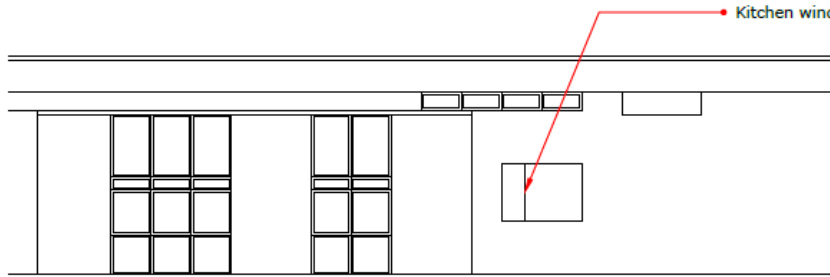
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LEFT (W) ELEVATION

scale: 1:100



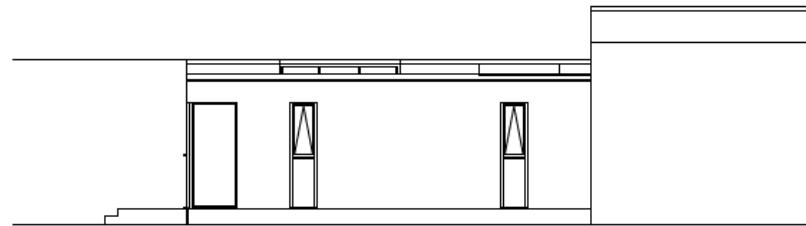
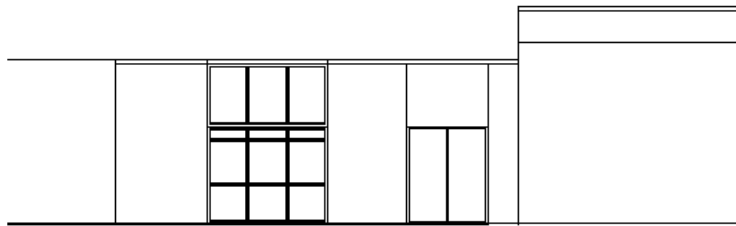


EXISTING EAST ELEVATION
scale: 1:100

A
01

PROPOSED EAST ELEVATION
scale: 1:100

B
01

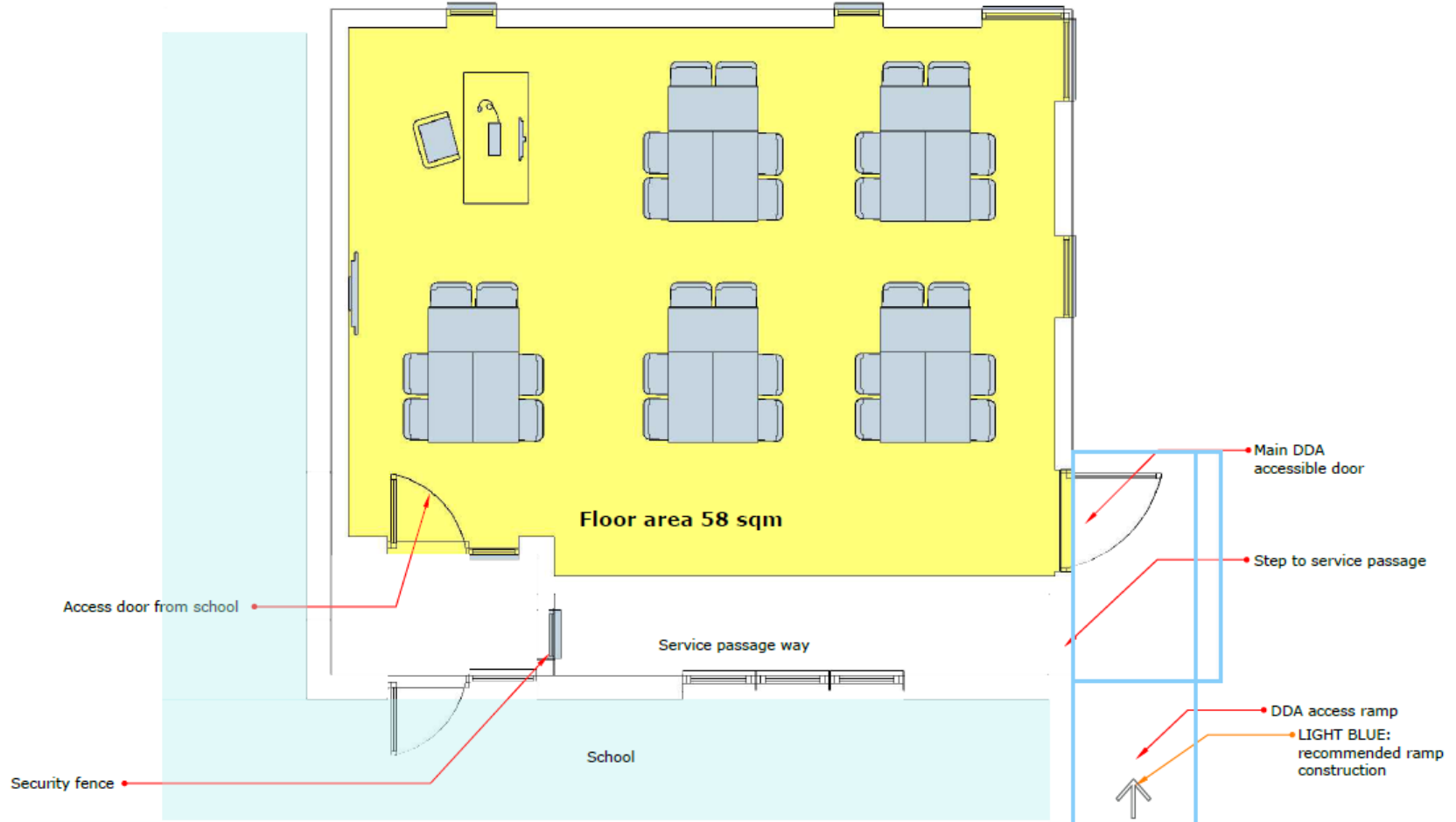


EXISTING NORTH ELEVATION
scale: 1:100

C
01

PROPOSED NORTH ELEVATION
scale: 1:100

D
01



FLOOR PLAN

1:50 scale





