

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Bitterne Park Primary School, Manor Farm Road SO18 1NX			
<b>Proposed development:</b> Proposed single storey building to link existing infant school and junior school buildings.			
<b>Application number</b>	14/01214/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Nathan Pearce	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	18/09/2014	<b>Ward</b>	Bitterne Park
<b>Reason for Panel Referral:</b>	Request by Ward Member	<b>Ward Councillors</b>	Cllr White Cllr Baillie Cllr Inglis

<b>Applicant:</b> Ms Gerida Montague	<b>Agent:</b> Capita Property and Infrastructure
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<b>Community Infrastructure Levy Liable</b>	<b>No</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP7, SDP9 of the City of Southampton Local Plan Review (March 2006) and CS11, CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

<b>Appendix attached</b>			
1	Development Plan Policies	2	Site History

## Recommendation in Full

### Conditionally approve

#### 1.0 The site and its context

- 1.1 Bitterne Park Junior School is bounded by River View Road, Manor Farm Road, Bitterne Park Infant School and Riverside Park. Manor Farm Road is a mainly residential road which connects Bitterne Park to Woodmill. It is busily trafficked with on road parking along its whole length. There are parking and waiting restrictions in the immediate vicinity of the school. There are two small public car parks for pick up and drop off within walking distance of the school.

The school is currently split into two separate buildings with separate access pedestrian access points.

#### 2.0 Proposal

- 2.1 The proposal is to create a link building between the two existing school buildings. This will allow for a reorganisation of the school rooms that will allow the creation of a new classroom. This will result in no vehicles being able to access the rear of the school buildings.
- 2.2 The single storey link building will contain the head's office, a new classroom, lobby and an office.

#### 3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Major developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

#### 4.0 Relevant Planning History

- 4.1 Pre-application advice was sought from Planning Officers over the suitability of the proposal in planning terms.

## **5.0 Consultation Responses and Notification Representations**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (enter date) and erecting a site notice (enter date). At the time of writing the report 1 representation has been received from surrounding residents. The following is a summary of the points raised:

- Not inkeeping with the design of the existing school buildings.

Response - The brickwork and design will match that of the junior school (on the south side) and provides a simply designed link which in terms of building materials and overall design is sympathetic to the existing buildings but which creates a clearly defined entrance.

- Decrease in parking facilities leading to increased pressure on surrounding roads.

Response – Access to the rear playground for cars will be removed and this could be seen as a better step in terms of safety. Only a few spaces will be lost on site and there are public car parks nearby on Manor Farm Road that can be used.

- Safety concerns from parents parking inappropriately.

Response - Highways have raised no concerns regarding highway safety following this development. The removal of cars being able to access the playground area is likely to improve safety.

- Blocks access for vehicles to the rear playground, leading to traffic problems.

Response - There will be a loss of spaces at the front of the building and vehicle access to the rear playground will be lost. Although this may increase the safety of children within the school.

### **Consultation Responses**

5.2 **SCC Highways** - As the proposed development will not generate additional students nor staff, the impact on the public highway will be minimal. For this reason, I cannot foresee any major highways concerns and therefore raise no objections.

5.3 **SCC Environmental Health** - No objection.

5.4 **Cllr Peter Baillie** - Concerned by traffic and parking issues.

## **6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

### **6.2 Principle of Development**

In principle, the expansion of the school is acceptable. The development will allow the school to provide new facilities that are required. The improvement to the school facilities should be balanced against any harm that may be caused to the amenity of the local area.

6.3 Residential amenity of neighbouring properties

There will be an impact upon the residential amenity, mainly caused by the loss of some parking spaces at the front of the school. There is a good separation distance from the houses on the opposite side of Manor Farm Road. There will be no impact from overlooking.

6.4 Design and character

The single storey building will look like an extension to the junior school, the brickwork will match the existing. There will be minimal impact upon the character of the school or the streetscene.

6.5 Highways and parking

The development will lead to the loss of some parking spaces at the front of the school. The Council's Highways Development Management team have advised that the impact on the public highway will be minimal.

**7.0 Summary**

7.1 The new building will lead to a more efficient use of the internal space. It will reduce the parking that is available on the site, pushing it elsewhere, although there are adequate public car parks that are a short walk from the school.

**8.0 Conclusion**

8.1 With regard to the above, it is judged that no detriment would be caused to neighbours or the local area which would justify the refusal of the application. The scheme is acceptable in terms of residential amenity of neighbours, the effect of the character of the area and streetscene and the impact on the local area in general.

**Local Government (Access to Information) Act 1985**

**Documents used in the preparation of this report Background Papers**

1. (a) (b) (c) (d), 2. (b) (d), 4. (f) (vv), 6. (a)(c), 7. (a)

**NP for 30/09/14 PROW Panel**

## **PLANNING CONDITIONS**

### **1. APPROVAL CONDITION - Full Permission Timing Condition - Physical works**

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

### **2. APPROVAL CONDITION - Materials to match [Performance Condition]**

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

### **3. - APPROVAL CONDITION - Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

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

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS11          An Educated City  
CS13          Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1          Quality of Development  
SDP7          Urban Design Context  
SDP9          Scale, Massing & Appearance

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Other Relevant Guidance

The National Planning Policy Framework 2012

The Southampton Community Infrastructure Levy Charging Schedule (September 2013)

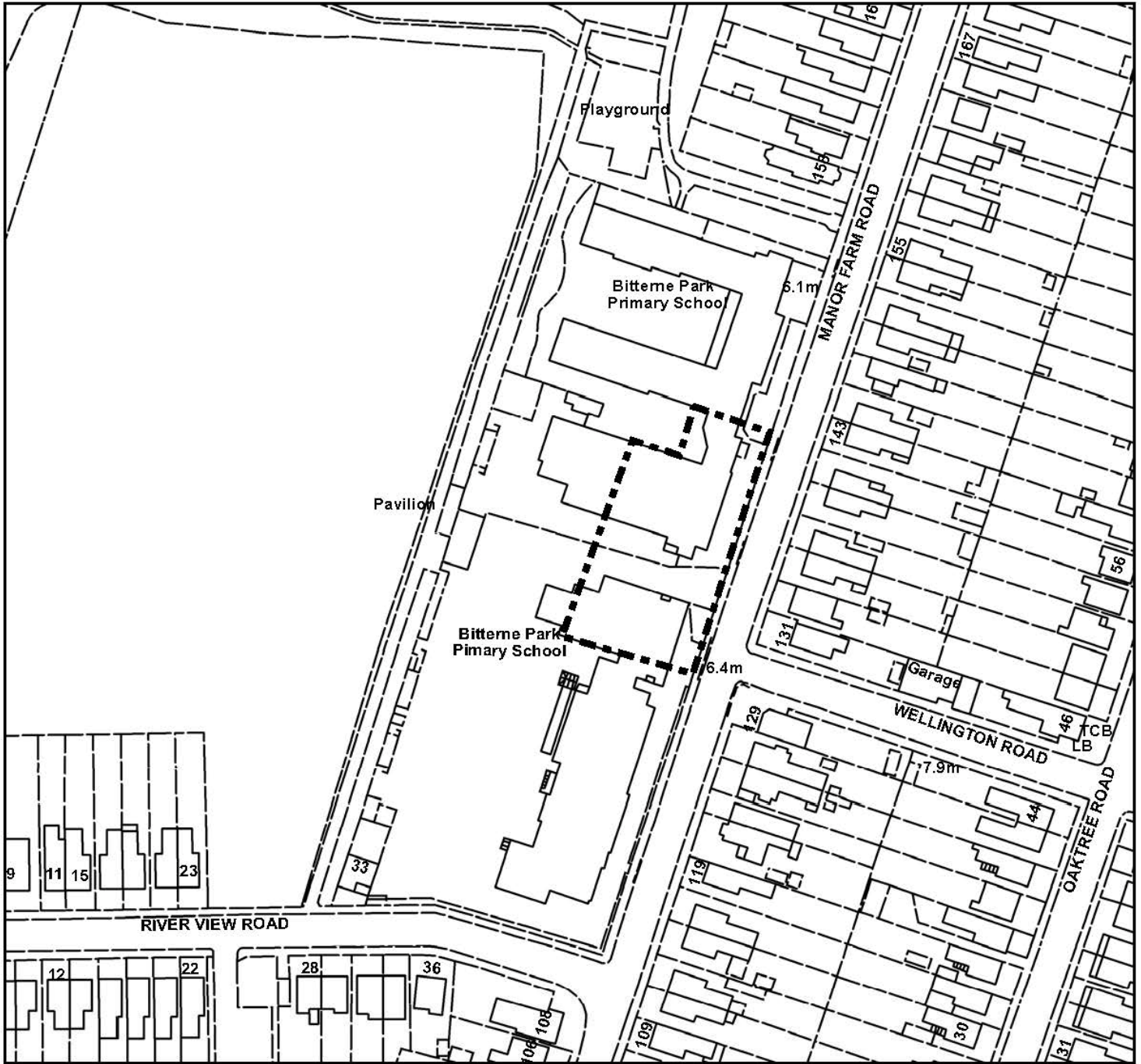
**Relevant Planning History**

1375/23 - Assembly hall, dining room and kitchen - CAP (1969)

08/00449/ADV - 2 reflective signs to be attached to existing street furniture on highway verge (Manor Farm Road) - CAP

10/01769/FUL - 3x single storey canopy, two storey timber playhouse, retractable canopies, ancillary hard and soft play equipment and associated boundary treatment, surface and landscaping works to playground - CAP

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Scale: 1:1,250

