

3/09/2095/FP - Two single storey extensions to school building at The Leventhorpe School, Cambridge Road, Sawbridgeworth for The Governors of Leventhorpe School.

Date of Receipt: 14.01.2010

Type: Full - Other

Parish: SAWBRIDGEWORTH

Ward: SAWBRIDGEWORTH

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:-

1. 3 year time limit (1T12)
2. Matching Materials (2E13)
3. Contaminated Land Survey and Remediation (2E33)

Directives:

1. Other Legislation (01OL)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular GBC1, GBC4 and ENV1. The balance of the considerations having regard to those policies and the limited impact that the proposed extensions would have on the Metropolitan Green Belt is that permission should be granted.

_____ (209509FP.FM)

1.0 Background

- 1.1 The application site is shown on the attached OS extract.
- 1.2 The Leventhorpe School is located on the northern edge of the settlement of Sawbridgeworth and the built up part of the site is allocated in the Local Plan as a Major Developed Site. Part of the application site, to the north and west of the built up part of the school site is located in the Metropolitan Green Belt.

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- 1.3 The application proposes the erection of two single storey extensions to the north facing flank elevation of The Leventhorpe School to accommodate new textile, food technology and wood preparation/storage rooms.
- 1.4 The proposed extension that would accommodate the food technology and textile areas would be sited along the north elevation of the existing school building and would create an additional floor space of 21.75m². The extension would be sited on the western corner of classroom 16 and would form an inverted 'L' shape, sited in a recessed area currently bounded by 4ft high hedging.
- 1.5 The second extension would provide a new wood storage area and preparation room which would be sited almost 17metres to the west of the first extension and would have a floor area of approximately 61m². The outer wall of the extension, nearest the school boundary to the north would be sited at an angle to the existing building and would be parallel to the adjacent footpath. It is part of this extension that is located outside of the Major Developed Site boundary and therefore falls to be considered under Policy GBC1 of the Local Plan.
- 1.6 The proposed extensions have been designed with flat roofs with rooflights and would match the height of the existing building. The extensions would be constructed in brick with felt roofs. As such the extensions would match the materials used in the construction of the existing school building.

2.0 Site History

- 2.1 There is an extensive planning history to the site, but none relevant to the consideration of this application.

3.0 Consultation Responses

- 3.1 Environmental Health has commented that they do not wish to restrict the grant of permission, provided that five conditions are added to the grant of permission. They have commented that prior to any works commencing, a Site Survey should be carried out to identify the presence of any soil, soil gas or ground water contamination present. Environmental Health also recommend times of operation for the construction and demolition of the site and also require details of refuse disposal facilities. With regards to air and noise pollution, they comment that there should be no on-site bonfires for any purpose and dust from building operations should be minimised and monitored.

4.0 Town Council Representations

4.1 Sawbridgeworth Town Council raised no objections to the application.

5.0 Other Representations

5.1 The application has been advertised by way of site notice and neighbour notification. No letters of representation have been received.

6.0 Policy

6.1 The relevant Local Plan policies in this application include the following:-

- GBC1 Development within the Greenbelt
- GBC4 Major Developed Sites
- ENV1 Design and Environmental Quality

7.0 Considerations

Principle of development

7.1 The majority of the Leventhorpe School is sited within a Major Developed Site in the Green Belt, wherein limited infill development will be considered to be appropriate provided that the proposal has no greater impact than the existing development; does not exceed the height of the existing buildings and will not lead to a major increase in the developed proportion of the site. As outlined earlier in this report, the proposed extension for the wood preparation area/store will be sited partially outside of the major developed site area and as such lies within the Metropolitan Green Belt where permission will only be given for appropriate development as outlined in Policy GBC1 of the Local Plan. The main considerations in this instance are the impact of the extensions on the character, appearance and openness of the Metropolitan Green Belt, the impact upon the character and appearance of the existing building and the impact upon neighbour amenities.

7.2 With regards to the acceptability of the proposed extensions, it is considered, taking into account the modest size and scale of the proposal, the appropriate siting of the extensions, and taking into account the size of the existing school building, the development will not result in a significantly detrimental impact on the character and appearance of the existing building and would not lead to a major increase in the developed proportion of the site. In terms of design it is considered that the extensions are of a high standard of design and

complement the existing property.

- 7.3 Although the proposed extensions will be partly visible from various points along Cambridge Road, taking into account the existing 6ft landscaping treatment that is sited along the north boundary at the site, and the size, scale and design of the proposal, it is considered that the proposed extensions would not appear unduly prominent within the surrounding street scene or impact upon the openness and rural character of the Metropolitan Green Belt.

Impact on amenity

- 7.4 Turning to the impact upon neighbour amenity, the proposed extensions are sited some distance from nearby residential properties, and therefore the proposal would not result in any impact on the occupiers of such properties.
- 7.5 It is noted that the Council's Environmental Health Section have requested various conditions to be attached to any grant of permission. With regards to the suggested conditions relating to air quality and hours and times of operation for the construction and demolition of the site, these have been recommended to protect the amenity of nearby residents. However taking into account that the proposed extensions would be over 70 metres to the nearest neighbouring property, I do not consider that it would be reasonable or necessary to impose this condition. With regards to the condition requiring details of the facilities to be provided for the storage and removal of refuse from the site, taking into account the minor nature of the development, I also do not consider that it would be necessary to impose this condition on the permission. However, it is considered that it is reasonable to add a condition that requires a Site Survey to be carried out prior to any works being carried out to identify the presence of any soil, soil gas or groundwater contamination present within the site.

8.0 Conclusion

- 8.1 Taking into account the modest proportions of the proposed development, and for the reasons outlined above, it is recommended that planning permission be granted subject to the conditions referred to at the head of this report.