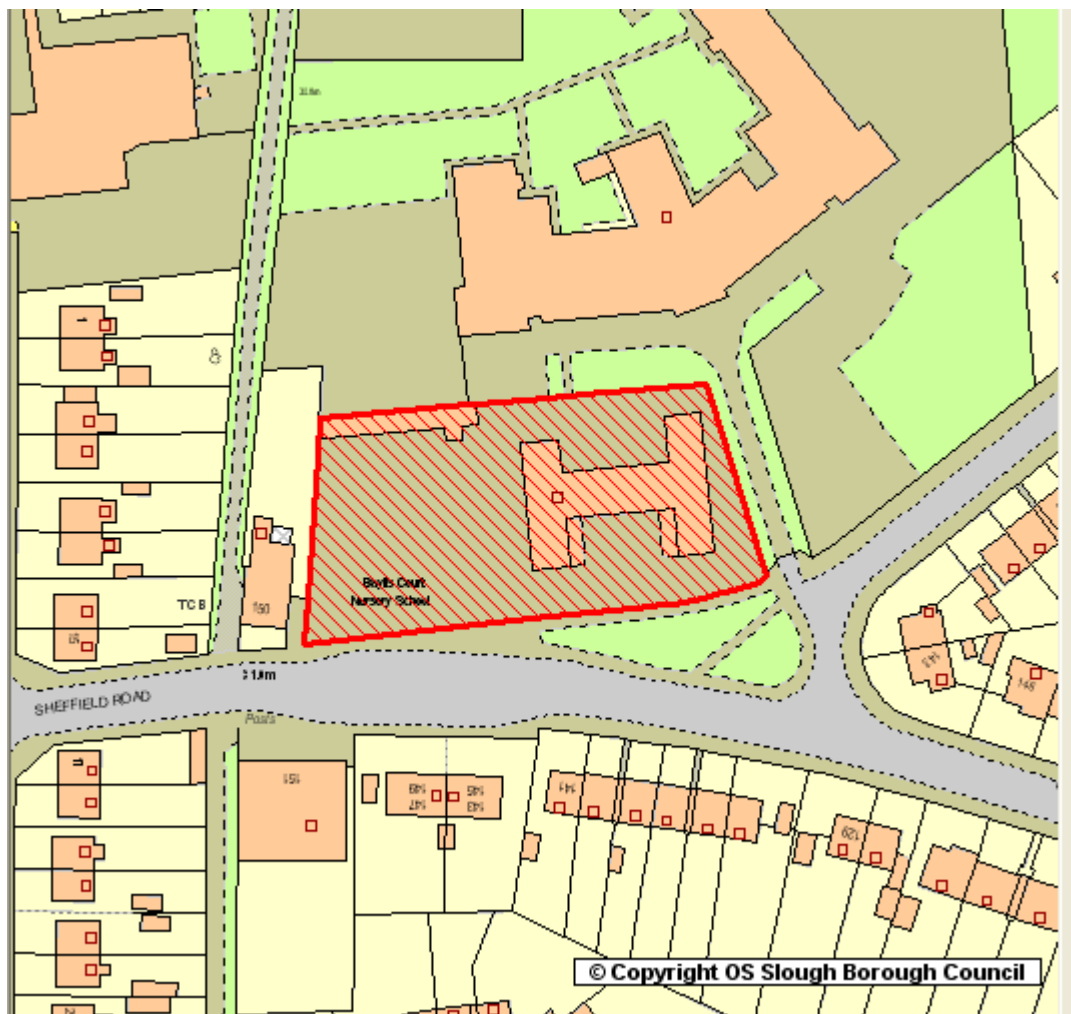


Registration Date:	26-Sep-2012	Applic. No:	S/00694/000
Officer:	Mr. M. Brown	Ward:	Baylis and Stoke
		Applic type:	13 week date:
Applicant:	Mr. James Craig, Slough Borough Council		
Agent:	Mr. Adam Taplin, Carless & Adam Partnership 6, Progress Business Centre, Whittle Parkway, Bath Road, Slough, Berkshire, SL1 6DQ		
Location:	Baylis Court Nursery School, Oatlands Drive, Slough, SL1 3HS		
Proposal:	ERECTION OF A 60 SQM FLAT ROOFED MODULAR BUILDING TO PROVIDE TEACHING FACILITIES FOR 4 NO. SPECIAL EDUCATIONAL NEEDS STUDENTS (S.E.N'S).		

Recommendation: Approve, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be approved.

1.2 This application has been referred to the Planning Committee for consideration as a letter of objection has been received and relates to an application on Council owned land.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a full planning application for the proposed erection of a new modular building to provide classroom accommodation for 4 additional Special Educational Needs (SEN) students.

2.2 The proposed modular building was in situ during a site visit as of 6th November 2012.

2.3 The modular building is located to the rear of the main administrative area of the school and is located in close proximity to the boundary with the Godolphin Middle school. The proposal will result in an additional 60 square metres of classroom space.

3.0 **Application Site**

3.1 The Nursery site is 0.25 hectares in size and is located on the north side of Oatlands Drive close to where the road merges with Sheffield Road.

3.2 The school itself is located on irregular shaped site. To the west of the site is an access way for Godolphin School. All the school buildings are of a modular design and are single storey.

4.0 **Site History**

4.1 **Recent applications relating to the site are as follows:**

P/05565/002 – Retention of three temporary classroom

Approved 20th January 1992

P/05565/001- Renewal of temporary permission for temporary

nursery school.
Approved 7th August 1980

5.0 **Neighbour Notification**

5.1 Godolphin Junior School, 50 Oatlands Drive, 2-16 York Avenue (evens), 1-15 York Avenue (odd), 17 York Avenue, 127 to 151 Oatlands Drive (odd).

5.2 1 letter of objection has been received from the occupier of 149 Oatlands Avenue.

5.3 The following points were raised in this letter,
-The parking is already “diabolical” in the lay-bys on both sides of the road.
-Loss of a view of children’s play area, due to construction of building.

6.0 **Consultation**

6.1 Traffic and Road Safety/Highways Development. The following comments were raised. This is a proposal for an extension to the school measuring a total of 60sqm to provide teaching accommodation for 4 special educational needs children. The traffic impact of the development will be negligible.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework

Building a strong, competitive economy
Promoting sustainable transport
Requiring good design
Promoting healthy communities
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
Conserving and enhancing the historic environment
Facilitating the sustainable use of minerals

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy
Core Policy 5 – Employment
Core Policy 6 – Retail, Leisure and Community Facilities
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 9 – Natural and Built Environment
Core Policy 10 – Infrastructure
Core Policy 11 – Social Cohesiveness
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN2 – Extensions
Policy EN3 – Landscaping Requirements
Policy EN5 – Design and Crime Prevention
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4
Ministerial Statement, Planning for Growth, (March 2010)

7.2 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Potential impact on neighbouring properties;
- 4) Transport, parking/highway safety.

8.0 **Principle of Development**

8.1 The proposal is required to provide facilities for the increasing number of pupils that will be attending Baylis Court Nursery School. The new unit will accommodate the requirements of children with Special Education Needs.

8.2 It is stated on the application forms that the proposed unit will result in an increase of 4 students. This is not considered to result in an unreasonable intensification of the use of the site

8.3 The school has opted to purchase superior quality modular buildings which will have a silicon render finish with UVPC windows and a flat roof, the materials have been selected to adhere to the surroundings.

8.4 The National Planning Policy Framework states at para. 72 that “local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”

8.5 Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document similarly supports the provision of community facilities including education uses.

8.6 The principle of the proposal is therefore considered to be acceptable. The principle of the proposal would comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

9.0 **Design and Impact on the street scene**

9.1 The building is of modular construction, 6.4m deep, 9.5m wide and 3m high with a flat roof. Internally the building will predominantly be used as a classroom, with a disabled toilet and a regular WC. The modular unit will be accessible via access ramps.

9.2 It is considered that the design and appearance of the proposed buildings would be in-keeping with the design and appearance the existing built form.

9.3 It is considered that the proposed building would be well related to the existing school buildings. It is considered that the proposed buildings would have no adverse impact on the street scene as it is not will be visible from the public highway.

10.0 **Potential Impact on Neighbouring Properties**

10.1 The proposed modular building is located in areas as not to impact the visual amenities of neighbouring properties and is single storey in height. This would not be visible to neighbouring properties. The building itself is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.

10.2 Although loss of view is not a planning consideration the building is not visible from any adjoining residential properties.

10.3 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

11.0 **Transport, Parking/Highway Safety**

11.1 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

11.2 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

11.3 The proposed modular building is not considered to substantially increase the demand for parking and will therefore not exacerbate the existing situation as mentioned by the objector.

11.4 It is pertinent to include a condition limiting the number of students using the modular building. This will ensure that the site is developed in accordance with the submitted details and will not result in an increased demand for parking.

12.0 **Summary**

12.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.

12.2 It is recommended that the application be approved.

PART C: RECOMMENDATION

13.0 Approve, subject to conditions.

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be maintained only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

(a) Drawing No.102 rev A , Dated Jun 12 Recd On 20th AUG 2012

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does

not prejudice the amenity of the area and to comply with the policies in The Local Plan for Slough 2004.

3. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08.00 to 18:00 hours on Mondays - Fridays, 08.00 - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

Within the permitted delivery times there shall be no deliveries made during normal school dropping off and picking up times in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development

REASON To protect the amenity of residents within the vicinity of the site in accordance with Planning Policy Statement 23 Planning and Pollution Control.

4. The development hereby permitted shall be occupied by a maximum of 4 students only. Any increase in numbers shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice Highway safety in line with Policy T2 of The Local Plan for Slough 2004.

Informatives

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Local Plan for Slough 2004, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

National Planning Policy Framework, Core Policies 7 (Transport) and 8 (Sustainability & the Environment) of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policies EN1 (Standard of Design), T2 (Parking Restraint) and OSC2 (Protection of School Playing Fields) of The Adopted Local Plan for Slough, 2004.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section.