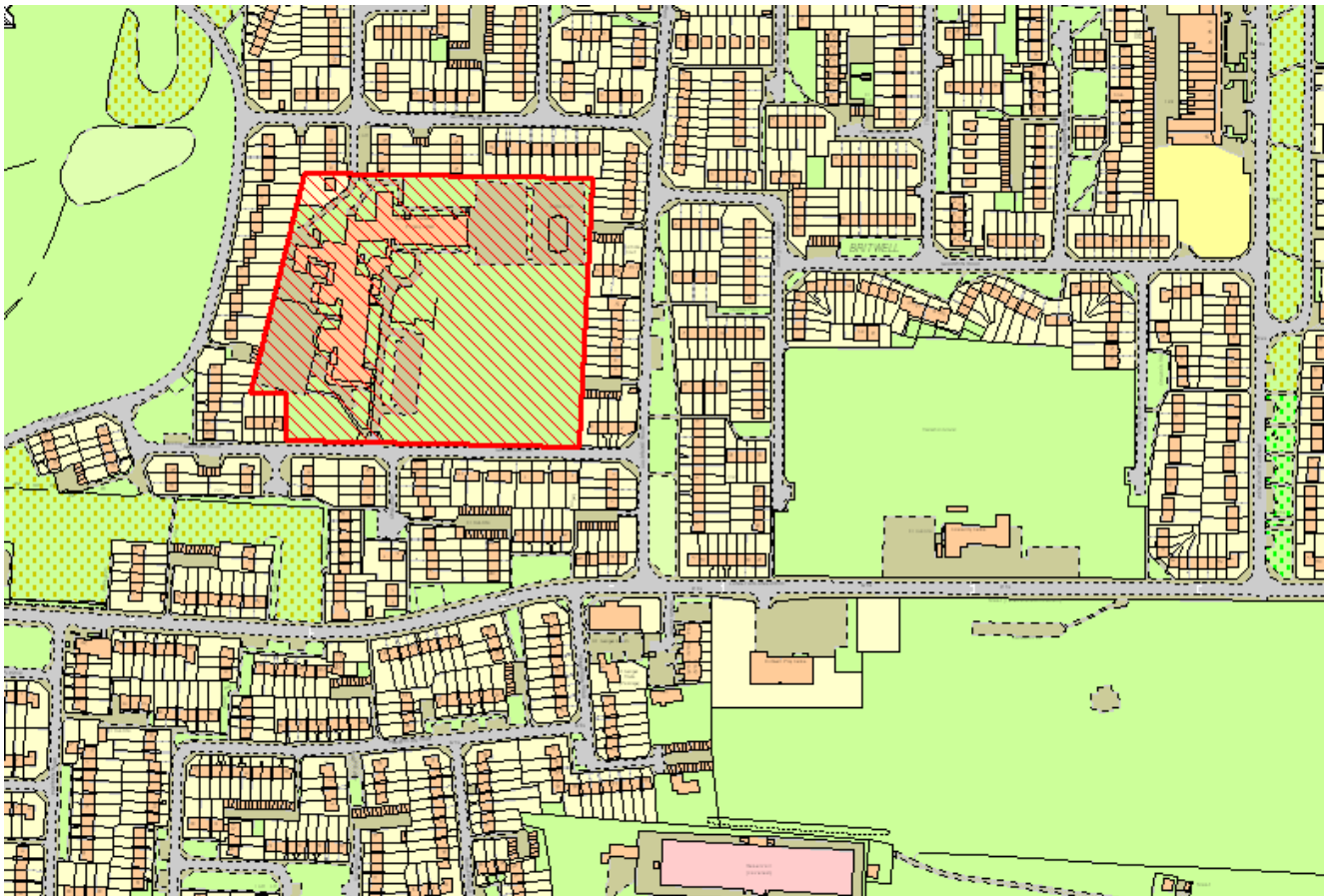


<b>Registration Date:</b>	20-Jun-2014	<b>Applic. No:</b>	P/07830/016
<b>Officer:</b>	Neetal Rajput	<b>Ward:</b>	Britwell and Northborough
		<b>Applic type:</b>	Major
		<b>13 week date:</b>	19 <sup>th</sup> August 2014
<b>Applicant:</b>	Lynch Hill Primary School		
<b>Agent:</b>	Mr. Graham Eades, Hawkins Eades Associates 100, High Street, Great Missenden, Bucks, HP16 0BE		
<b>Location:</b>	LYNCH HILL (PRIMARY) SCHOOL, GARRARD ROAD, SLOUGH, BERKSHIRE, SL2 2HX		
<b>Proposal:</b>	CONSTRUCTION OF PART SINGLE, PART TWO STOREY EXTENSION TO PROVIDE NEW ADMINISTRATION FACILITIES EXTENSION TO HALL AND CANTEEN. NEW RECEPTION ENTRANCE FOYER.		

**Recommendation: Delegate to the Acting Planning Manager**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be delegated to the Acting Planning Manager for formal determination following the consideration of any additional comments received from neighbouring consultees.
- 1.2 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.

## **PART A: BACKGROUND**

### **2.0 Proposal**

- 2.1 This is a full planning application for the construction of a part single, part two storey extension to provide new administration facilities, expansion to hall and canteen. There will also be a new reception entrance foyer.
- 2.2 The proposed gross new internal floor area of the building would be 595 square metres. As the school has increased its intake of pupil numbers over the years and is accommodating 80no. year 7 pupils and 6 staff, details of which can be found under planning application P/07830/015, there is a requirement to expand the existing facilities to meet the demand from pupils to ensure that facilities within the school are not compromised. There will be the expansion of the Key Stage 1 hall and canteen with the addition of administrative facilities including but not limited to the Bursar's office and staff training/restroom.
- 2.3 This development proposes not to increase car or cycle parking spaces, nor any change to the number of employees or pupils. The new proposed access only pertains to the internal main entrance into the building and not the public highway. There is no loss of playing area as a result of this proposal.
- 2.4 The proposed extension would be 6.1 metres in height and there are a number of windows and doors proposed for adequate access and natural daylight. At the highest point, the proposed development measures 6.1 metres, matching the height of the existing buildings at the school.

### **3.0 Application Site**

- 3.1 The site is currently used as a primary school. The school site is 2.9 hectares in area. Lynch Hill School is bordered on three sides by residential dwelling houses forming Gaveston Road, Calbroke Road and Lynch Hill Lane. The playing fields border Garrard Road with the school set back from this elevation. The main pedestrian access to the school is via Garrard Road.
- 3.2 The school is a 4 form entry and has capacity for 1000 pupils. Currently the school has 900 pupils.

### **4.0 Site History**

- 4.1 Planning applications relating to the site are as follows:

P/07830/015

Construction and temporary use of a single storey building to accommodate four additional classrooms and toilet facilities.

Currently under determination and subject to contributions.

P/07830/014

Erection of single storey building.

Approved with conditions; informatives; 1<sup>st</sup> May 2012

P/07830/013

Erection of single storey building to accommodate head teacher and ancillary offices, lecture rooms and changing facilities. Approved with conditions; informatives; 14<sup>th</sup> September 2011

P/07830/012

Modular Classroom block. Approved with conditions; informatives; 24<sup>th</sup> September 2013

P/07830/011

Erection of extension to existing nursery. Approved with conditions; informatives; 16<sup>th</sup> June 2011

P/07830/010

Extension to car park at Lynch Hill Primary School and creation of new access onto Garrard Road. Approved with conditions; informatives; 13<sup>th</sup> January 2012

P/07830/009

Erection of single storey buildings for storage and change rooms. Approved with conditions; informatives; 3<sup>rd</sup> July 2007

P/07830/008

Erection of 4No: 2 bedroom terraced dwellings and 1 No: 2 bedroom detached dwellings. Refused; 20<sup>th</sup> June 2005

P/07830/007

Erection of new day care centre. Approved with conditions; informatives; 20<sup>th</sup> July 2004

P/07830/006

Erection of a single storey pitched roof extension to provide additional classroom. Approved with conditions; 13<sup>th</sup> February 2002

P/07830/005

Retention of replacement entrance gates and fencing. Approved with conditions; 21<sup>st</sup> November 2000

P/07830/004

Erection of single storey extension. Approved with conditions; 22<sup>nd</sup> April 1997

P/07830/003

Erection of single storey extension to administration block. Approved with conditions; 27<sup>th</sup> April 1994

P/07830/002

Submission of details of landscaping pursuant to planning consent P/07830/001 dated 28/07/1989 for extensions to the school. Withdrawn; 8<sup>th</sup> January 1990

P/07830/001

Alterations and extensions to existing school. Approved with conditions; 25<sup>th</sup> August 1989

P/07830/000

Erection of two temporary classrooms (reg 4) as amended 25/03/1988). Approved with conditions; 20<sup>th</sup> May 1988

## **5.0 Neighbour Notification**

- 5.1 29, Garrard Road, Slough, SL2 2QN, 41, Calbroke Road, Slough, SL2 2HY, 33, Garrard Road, Slough, SL2 2QN, 43, Calbroke Road, Slough, SL2 2HY, 19, Garrard Road, Slough, SL2 2QW, 47, Calbroke Road, Slough, SL2 2HY, 13, Gaveston Road, Slough, SL2 2HW, 17, Garrard Road, Slough, SL2 2QW, 31, Garrard Road, Slough, SL2 2QN, 44, Lynch Hill Lane, Slough, SL2 2QL, 46, Lynch Hill Lane, Slough, SL2 2QL, 27, Calbroke Road, Slough, SL2 2HY, 13, Garrard Road, Slough, SL2 2QW, 7, Garrard Road, Slough, SL2 2QW, 5, Calbroke Road, Slough, SL2 2HZ, 16, Cecil Way, Slough, SL2 2QP, 18, Cecil Way, Slough, SL2 2QP, 17, Gaveston Road, Slough, SL2 2HW, 28, Lynch Hill Lane, Slough, SL2 2QL, 48a, Garrard Road, Slough, SL2 2QN, 30, Lynch Hill Lane, Slough, SL2 2QL, 44, Garrard Road, Slough, SL2 2QW, 20, Cecil Way, Slough, SL2 2QP, 3, Gaveston Road, Slough, SL2 2HW, 15, Cecil Way, Slough, SL2 2QP, 48, Garrard Road, Slough, SL2 2QN, 9, Cecil Way, Slough, SL2 2QP, 13, Calbroke Road, Slough, SL2 2HY, 15, Calbroke Road, Slough, SL2 2HY, 17, Calbroke Road, Slough, SL2 2HY, 4, Garrard Road, Slough, SL2 2QW, 50, Garrard Road, Slough, SL2 2QN, 32, Lynch Hill Lane, Slough, SL2 2QL, 34, Lynch Hill Lane, Slough, SL2 2QL, 50, Lynch Hill Lane, Slough, SL2 2QL, 14, Cecil Way, Slough, SL2 2QP, 11, Cecil Way, Slough, SL2 2QP, 13, Cecil Way, Slough, SL2 2QP, 3, Garrard Road, Slough, SL2 2QW, 7, Gaveston Road, Slough, SL2 2HW, 9, Calbroke Road, Slough, SL2 2HY, 26, Lynch Hill Lane, Slough, SL2 2QL, 43, Garrard Road, Slough, SL2 2QN, 19, Calbroke Road, Slough, SL2 2HY, 21, Calbroke Road, Slough, SL2 2HY, 48, Lynch Hill Lane, Slough, SL2 2QL, 23, Gaveston Road, Slough, SL2 2HW, 9, Garrard Road, Slough, SL2 2QW, 11, Gaveston Road, Slough, SL2 2HW, 11, Calbroke Road, Slough, SL2 2HY, 27, Gaveston Road, Slough, SL2 2HW, 41, Garrard Road, Slough, SL2 2QN, 21, Gaveston Road, Slough, SL2 2HW, 29, Calbroke Road, Slough, SL2 2HY, 25, Gaveston Road, Slough, SL2 2HW, 24, Lynch Hill Lane, Slough, SL2 2QL, 42, Garrard Road, Slough, SL2 2QW, 23, Calbroke Road, Slough, SL2 2HY, 52, Garrard Road, Slough, SL2 2QN, 52, Lynch Hill Lane, Slough, SL2 2QL, 54, Lynch Hill Lane, Slough, SL2 2QL, 5, Garrard Road, Slough, SL2 2QW, 1, Gaveston Road, Slough, SL2 2HW, 58, Lynch Hill Lane, Slough, SL2 2QL, 1 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 2 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 3 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 4 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 39, Garrard Road, Slough, SL2 2QN, 8, Garrard Road, Slough, SL2 2QW, 54, Garrard Road, Slough, SL2 2QN, 58, Garrard Road, Slough, SL2 2QN, Lynch Hill School, Garrard Road, Slough, SL2 2AN, 60, Garrard Road, Slough, SL2 2QN, 56, Lynch Hill Lane, Slough, SL2 2QL, 15, Gaveston Road, Slough, SL2 2HW, 22, Lynch Hill Lane, Slough, SL2 2QL, 37, Garrard Road, Slough, SL2 2QN, 2, Garrard Road, Slough, SL2 2QW, 56, Garrard Road, Slough, SL2 2QN, 36, Lynch Hill Lane, Slough, SL2 2QL, 38, Lynch Hill Lane, Slough, SL2 2QL, 5, Gaveston Road, Slough, SL2 2HW, 15, Garrard Road, Slough, SL2 2QW, 35, Garrard Road, Slough, SL2 2QN, 27, Garrard Road, Slough, SL2 2QW, 7, Calbroke Road, Slough, SL2 2HZ, Thames Valley Police, 36, Buckingham Avenue, Slough, SL1 4QB, 35, Gaveston Road, Slough, SL2 2HX, 23, Garrard Road, Slough, SL2 2QW, 26a, Lynch Hill Lane, Slough, SL2 2QL, 25, Calbroke Road, Slough, SL2 2HY, 25, Garrard Road, Slough, SL2 2QW, 33, Gaveston Road, Slough, SL2 2HX, 1, Garrard Road, Slough, SL2 2QW, 19, Gaveston Road, Slough, SL2 2HW, 31, Gaveston Road, Slough, SL2 2HX, 40, Lynch Hill Lane, Slough, SL2 2QL, 43, Gaveston Road, Slough, SL2 2HX, 29, Gaveston Road, Slough, SL2 2HX, 42, Lynch Hill Lane, Slough, SL2 2QL, 33, Calbroke Road, Slough, SL2 2HY, 46, Garrard Road, Slough, SL2 2QW, School House, Gaveston Road, Slough, SL2 2HX, 37, Calbroke Road, Slough, SL2 2HY, 37, Gaveston Road, Slough, SL2 2HX, 39, Gaveston Road, Slough, SL2 2HX, 9, Gaveston Road, Slough, SL2 2HW, 41, Gaveston Road, Slough, SL2 2HX, 6, Garrard Road, Slough, SL2 2QW, 40, Garrard Road, Slough, SL2 2QW, 35, Calbroke Road, Slough, SL2 2HY, 39, Calbroke Road, Slough, SL2 2HY, 45, Calbroke Road, Slough, SL2 2HY, 11, Garrard Road, Slough, SL2 2QW, 22, Cecil Way, Slough, SL2 2QP
- 5.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site. The application was

advertised in the 11<sup>th</sup> July 2014 edition of the Slough Express.

5.3 No representations have been received.

## **6.0 Consultation**

6.1 Traffic and Road Safety/Highways Development

6.2 No objection to this application from a transport and highway perspective, subject to no increase in the number of pupils.

6.3 Britwell Parish Council

6.4 No comments have been received.

6.5 Tree Management Officer

6.6 The application proposed the removal of some shrubs and a small cypresses tree which will have an impact on the appearance of the entrance area of the school; this can be mitigated by a suitable landscape proposal.

The plans show the extension being sited quite near to a young lime tree which part of a row of 8no. similar limes which is to one side of the drive extending from the road entrance to the school. This tree is the furthest from the entrance. All these trees are in good health and they now form a notable feature which will become more prominent in time. However I noted on my site visit that the tree seemed to be wrongly plotted and the building will be outside the RPA of the tree and therefore will not be detrimental to the tree.

It should also be noted that generally the process of demolition and construction can be harmful in themselves causing disturbance in the RPA. The trees should be protected during these processes. However on this site, in the proximity of the development the RPA of the trees is protected by structures (bike sheds hard surfacing) making it unnecessary to have any other tree protection.

Accordingly I do not believe the proposed development will have a detrimental effect on the trees of the site.

6.7 Asset Management - Education Planning

6.8 No comments have been received.

## **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

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

Core Policy 1 – Spatial Strategy

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment  
Core Policy 11 – Social Cohesiveness  
Core Policy 12 – Community Safety

Local Plan for Slough March 2004 policies:

EN1 – Standard of Design  
EN3 – Landscaping Requirements  
EN5 – Design and Crime Prevention  
T2 – Parking Restraint  
T8 – Cycling Network and Facilities  
OSC2 – Protection of School Playing Fields

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

- 1) Principle of development;
- 2) Visual impact;
- 3) Potential impact on neighbouring properties;
- 4) Transport, parking/highway safety.

**8.0 Principle of Development**

- 8.1 As will be noted from the planning history of the site, there is an extensive history of planning applications relating to the development of the modular classrooms.
- 8.2 This application seeks only to improve the existing facilities serving the existing pupil numbers within the school. As confirmed by the agent, this application does not seek to increase the numbers of students within the school.
- 8.3 The canteen is to be extended into a neighbouring classroom, to allow for the additional accommodation required under the government's school meals program. The classroom lost is used only occasionally and its loss will be offset by additional and more flexible use of exiting classroom facilities within the school.
- 8.4 The proposal also involves the re-organisation and expansion of the main school entrance and administration facilities. As the school roll has increased so has the need for additional security and management of both pupils and parents. All pupils are collected by their parents via the main entrance and reception area and this existing facility has become too cramped and remote, to manage the number of pupils and parents involved. The new entrance and reception area will provide a clear focal point for entry and exit to the school buildings.
- 8.5 It is also proposed to provide new staff facilities at first floor level. The staff facilities are currently spread through the school and the school management is keen to provide one location for the staff to meet and relax during and after the school day.
- 8.6 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."
- 8.7 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.
- 8.8 The supplementary text to Core Policy 5 of the Core Strategy which relates to employment identifies that there is a need for better education and training opportunities in order to improve

the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.

8.9 Given the shortage of places SBC has undertaken a 'School Places Strategy' Part I Consideration and Comment, Dated 5 December 2013' which has involved site identification:

- Examining existing school sites for expansion and/or ability to accommodate entirely new schools easily accessible to the site
- Examining sites within the Council's ownership
- Identifying sites adjoining or nearby secondary schools to create annexes
- Identifying suitable sites within the borough for new primary or secondary schools. This has included considering sites identified for the Local Asset Backed Vehicle.
- Identifying sites immediately outside the borough for new secondary schools.

It is considered that this proposal is seeking to improve the existing facilities serving the existing pupil numbers within the school. As there have been a number of applications submitted by the school over the years, to increase the number of classrooms and thus the number of pupils through various age groups attending the school, this has resulted in the existing facilities now under pressure and are becoming too small to accommodate the additional numbers. This proposal seeks to address the short fall in floor area to create a better learning and teaching environment for both staff and pupils.

8.10 The proposal would support the ongoing and established use of the site as a school to provide the extra floor space required to meet the existing pressure and demand from increased pupil intake. 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 Visual Impact**

9.1 The proposed development would be of proposed materials to match the existing building, this has been conditioned.

9.2 It is considered that the design and appearance of the proposed development would be inkeeping with the design and appearance of the existing school buildings.

9.3 It is considered that the proposed development 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 situated within the confines of the school grounds.

9.4 The proposed building is not occupying any formal playing field therefore complying with policy OCS2.

9.5 It has been noted that the school has implemented an attractive landscaping strategy and as such a condition has not been included to submit details of a landscape proposal relating to this development. The Council's Tree Management Officer has assessed the application and considered that the proposed development will not have a detrimental effect on the trees of the site.

9.6 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

## **10.0 Potential Impact on Neighbouring Properties**

- 10.1 The proposed building would be erected on the site of an existing school building. It is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.
- 10.2 The closest dwellinghouses to the proposed building is No. 35 Gaveston Road and those fronting Lynch Hill Lane, the distance to these dwellings is over 40m.
- 10.3 To the east of the proposed building is the boundary of the school site. The rear gardens of the properties fronting Calbroke Road are situated beyond this boundary.
- 10.4 As the proposed extension does not exceed the height of existing buildings within the site, the proposal will not result in any adverse visual impact for the existing residential development.
- 10.5 It is considered that reasonable separation distance would be maintained between the proposed building and the neighbouring residential properties. It is not considered that the proposed extension would have a detrimental impact on neighbour amenity by reason of overdominance or loss of light.
- 10.6 It should be noted that the southern boundary with Garrard Road is interspersed with trees which would provide visual screening of the proposed development.
- 10.7 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 Council's Transport Consultant has commented that there are no objections to this application from a transport and highway perspective.

## **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 consultees, and all other relevant material considerations.

## **PART C: RECOMMENDATION**

- 13.0 It is recommended that the application be delegated to the Acting Planning Manager for formal determination following the consideration of any additional comments received from neighbouring consultees.



## **14.0 PART D: LIST OF 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 implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. A1 3766 PLA 1.00, Dated APRIL 2014, Recd On 20/06/2014
- (b) Drawing No. A1 3766 PLA 1.01, Dated APRIL 2014, Recd On 21/05/2014
- (c) Drawing No. A1 3766 PLA 1.02, Dated APRIL 2014, Recd On 21/05/2014
- (d) Drawing No. A1 3766 PLA 1.03, Dated APRIL 2014, Recd On 18/06/2014
- (e) Drawing No. A1 3766 PLA 2.00, Dated APRIL 2014, Recd On 21/05/2014
- (f) Drawing No. A1 3766 PLA 2.01, Dated APRIL 2014, Recd On 21/05/2014

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 Development Plan.

3. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. There shall be no increase in pupil numbers as a result of this proposal.

REASON In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street parking stress in the area in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

5. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

### **INFORMATIVE(S):**

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.