

PLANNING APPLICATION NUMBER:P08/1845

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Mr David Bishop-Rowe, Sutton School & Specialist College
Location:	SUTTON SCHOOL & SPECIALIST COLLEGE, SCOTTS GREEN CLOSE, DUDLEY, DUDLEY, WEST MIDLANDS, DY1 2DU
Proposal	ERECTION OF A MOBILE OFFICE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a school located within a principally residential area. The school which is mainly single storey dates from the early 1960s although it has been extended over time. Within the site there are play ground areas and a car park with 35 spaces. There is a separate in and out vehicular access for the school.
- 2 Within the school grounds is a caretakers house which has been converted into operational space. The building is two-storey and has a walled courtyard area to the side, which contains a timber shed and a concrete sectional garage.

PROPOSAL

- 3 The application is to provide a mobile type office building which would be located next to the former caretakers house. The building would be located behind the 2.2m high courtyard wall, and would replace the existing timber shed and concrete sectional garage building. The proposed building would measure 2.9m by 7.5m with a height of 2.5m and would be finished in plastic coated steel.
- 4 The building would be used as a base for mobile music teaching staff.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DY/60/303	Erection Of E.S.N. School	Granted	28/07/60
DY/62/227	Proposed Erection Of Caretakers House And Cycle Shed. Adjoining	Granted	30/04/62

	Sutton E.S.N. School		
DB/67/2326	Fence	Granted	31/05/67
DB/73/12471	Erection Of Garage	Granted	06/08/73
89/52180	Application For Deemed Consent Under Regulation 4 For The Siting Of A Mobile Classroom.	Granted	28/09/89
94/50642	Siting Of Mobile Classroom (Regulation 3).	Granted	02/06/94
95/51386	Construction Of New Vehicular And Pedestrian Entrances Service Roads And Car And Minibus Parking Areas (Reg. 3)	Granted	16/11/95
96/50049	Extensions To School To Provide Additional Classrooms. (Regulation 3).	Granted	22/02/96
P01/0159	2.7 Metre Chain Link Fence To Grassed Play Area.	Granted	08/03/01
P02/2227	Single Storey Extension To Form New Headmasters Room And Admin Offices.	Granted	17/01/03
P05/1147	Single storey extension to create new entrance and reception	Granted	06/07/05
P06/0667	Erection of a single storey building to create a new teaching business centre	Granted	07/06/06
P08/0814	Enclosure of an internal courtyard and provision of an external canopy	Granted	30/06/08

PUBLIC CONSULTATION

5 2 letters of objection received, main issues raised:

- Would be able to view the building
- Would be a loss of privacy
- The materials used would be out of keeping with the brick buildings

- Residents were assured that there would be no further expansion on the site
- There is adequate office accommodation within the school already
- Site looks untidy and has been getting worse

6 Cllr Malcolm Davis has requested the application is considered by the committee.

OTHER CONSULTATION

7 None

RELEVANT PLANNING POLICY

Unitary Development Plan

S14 Community Development

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

CS3 Community Facilities

Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

ASSESSMENT

8 The main issues are

- Principle
- Design
- Neighbour Amenity
- Access and Parking
- Planning Obligations

Principle/Policy

9 The planning application is for the provision of a temporary mobile office building as a base for peripatetic staff associated with the Sutton Special School and Specialist College located on Scotts Green Close.

10 Policy S14 of the Unitary Development Plan states that the Council will encourage the provision of community facilities which are accessible for all. In addition policy CS3 – supports the provision of community facilities, where they meet an identified need, are located in the community they intend to serve, are accessible by public transport and do not adversely affect character or local amenity.

Design

- 11 The planning application is for the erection of a mobile building. The building would measure 2.9m by 7.5m with a height of 2.5m. The building would be finished in grey plastic coated steel.
- 12 The building would be located adjacent to the former caretakers house and would be located behind the existing 2.2m wall which is to the side of the former house.
- 13 The wall would screen most of the structure in views from the public domain with only the upper part of the building being visible. In addition the school buildings and the former caretakers house would reduce views towards the building.
- 14 The proposed building would replace a timber shed and a concrete sectional garage. The former, can already be viewed over the screen wall and the latter appears tired and dated.
- 15 On the basis the building would be well screened and would be a visual improvement over the existing timber shed and sectional concrete garage, no objection is raised.
- 16 However, as the replacement building is of a temporary nature and as such is more susceptible to degradation, it is considered reasonable to restrict any permission for a period of three years.

Neighbour Amenity

- 17 The building would be 28m from the nearest dwelling which is considered to be more than adequate from a privacy point of view as it more than complies with the advice in PGN3 – New Housing Development on separation distances. In addition the 2.2m high wall would be positioned between the building and the nearest dwellings.
- 18 The concerns of the neighbour in respect of views are noted, however, the planning process is not able to protect private views.

Access and Parking

- 19 The proposed building has a maximum parking requirement of 2 spaces in accordance with the adopted Supplementary Planning Document on Parking Standards and Travel plans. This shortfall is not considered significant particularly as there are 35 on site parking spaces.

Planning Obligations

- 20 As the permission would be time limited, due to the temporary nature of the building, it is not considered reasonable to request contributions, as there would be no long term impact on local infrastructure.

CONCLUSION

- 21 The proposed development is considered to be acceptable in principle. The visual impact of the building would be limited by an existing wall. However, due to the nature of the building it is expedient to time limit the permission. Consideration has been given to policies DD1, DD4 and DD6 of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

Reason for approval

The proposed development is considered to be acceptable in principle. The visual impact of the building would be limited by an existing wall. However, due to the nature of the building it is expedient to time limit the permission. Consideration has been given to policies DD1, DD4 and DD6 of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

The development hereby permitted shall be built in accordance with the approved plans numbered BS01, BS02 and BS04 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 2 February 2012.

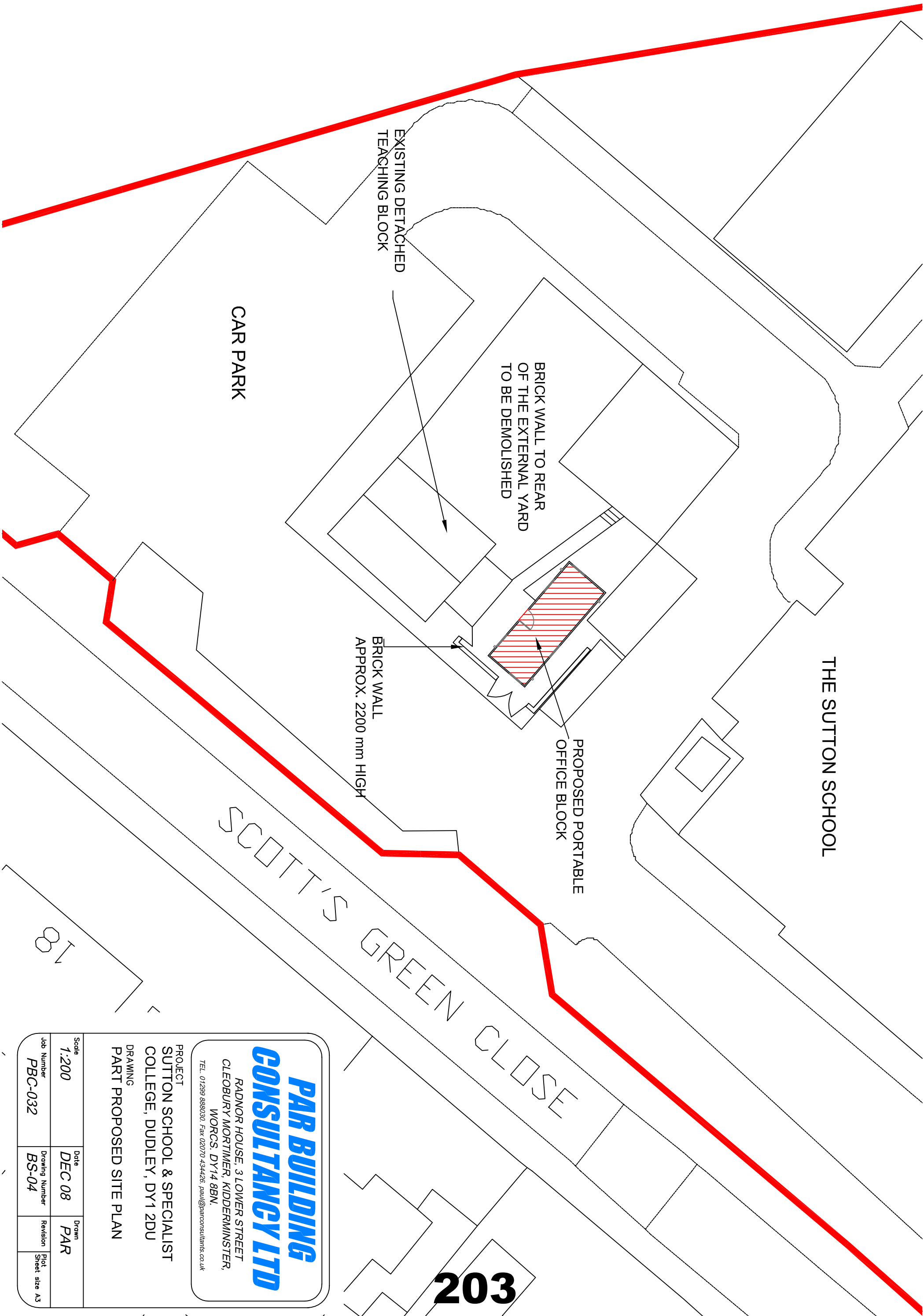


PAR BUILDING
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PROJECT
SUTTON SCHOOL & SPECIALIST
COLLEGE, DUDLEY, DY1 2DU
DRAWING
LOCATION PLAN

Scale 1:1250	Date DEC 08	Drawn PAR
Job Number PBC-032	Drawing Number BS-02	Revision Plot Sheet size A3

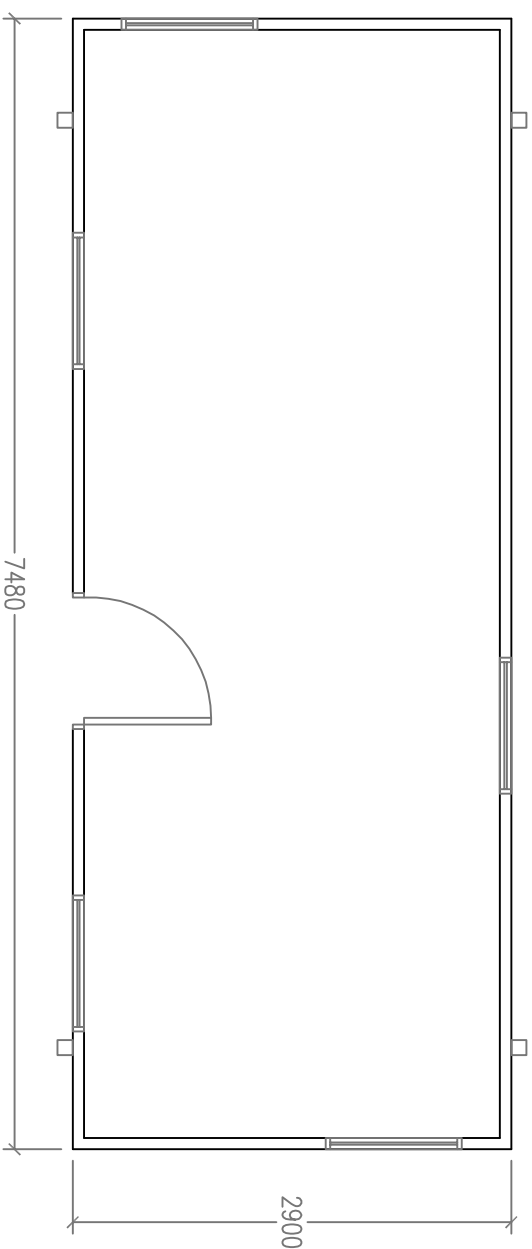


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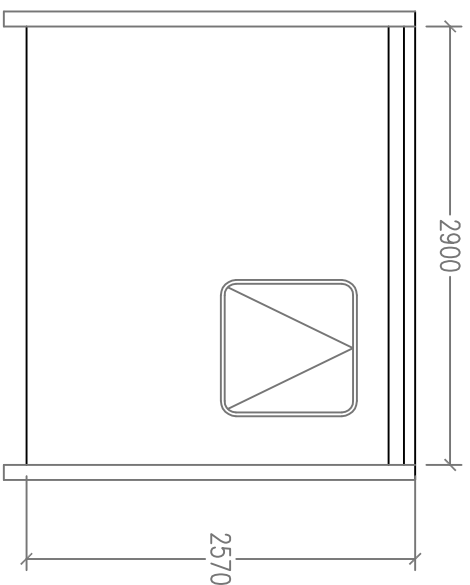
RADNOR HOUSE, 3 LOWER STREET
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PROJECT
SUTTON SCHOOL & SPECIALIST
COLLEGE, DUDLEY, DY1 2DU
DRAWING
PART PROPOSED SITE PLAN

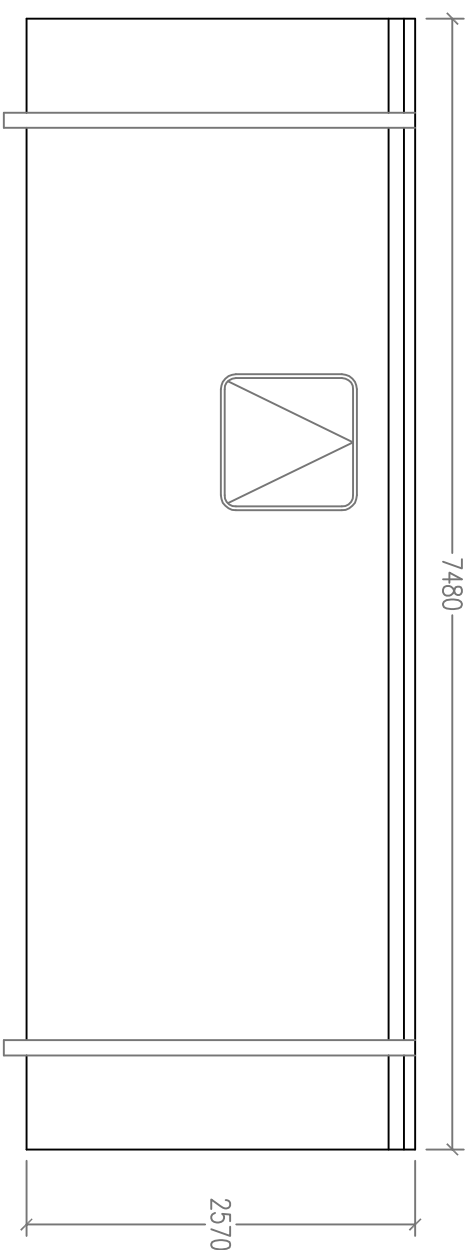
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1:200	DEC 08	PAR	Sheet size A3
Job Number	Drawing Number	Revision	Plot
PBC-032	BS-04		Sheet size A3



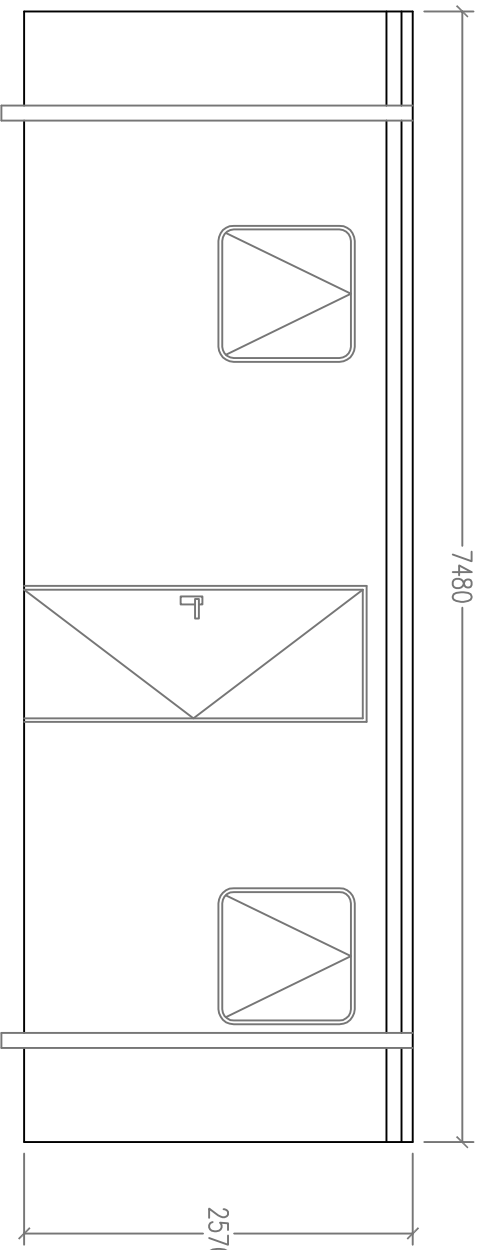
FLOOR PLAN



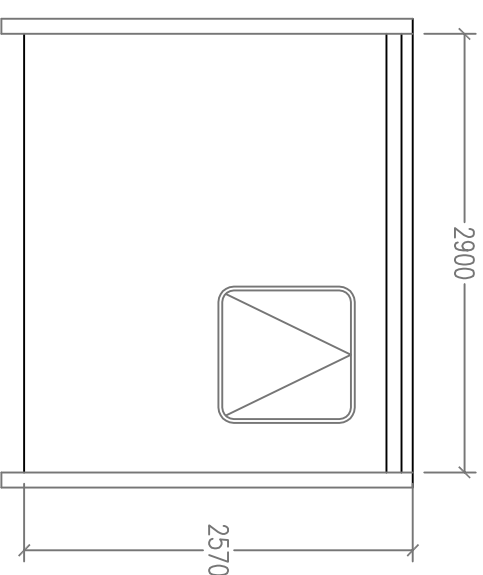
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

The proposed portable office accommodation will have a flat roof constructed from plastic coated steel sheet in a light grey colour.

The walls of the office will be plastic coated flat steel sheet in a light grey colour.

The door will be a steel door in a light grey colour.

Windows will be double glazed uPVC in a white colour.

REV	DATE	DESCRIPTION	BY

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<p>PROJECT SUTTON SCHOOL & SPECIALIST COLLEGE, DUDLEY, DY1 2DU</p>			
<p>DRAWING ELEVATIONS & FLOOR PLAN OF THE PROPOSED OFFICE CABIN</p>			
Scale	Date	Drawn	
1:50	DEC 08	PAR	
Job Number	Drawing Number	Revision	Plot Sheet size A1
PBC-032	BS-01		