

PLANNING APPLICATION NUMBER:P09/0022

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, WEST MIDLANDS, DY1 2DU
Proposal	SINGLE STOREY INFILL EXTENSION TO CREATE CLASSROOM
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a school located within a principally residential area of Scotts Green Close near to its junction with Cherry Hill Walk. 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 The school is defined by a couple of small internal courtyards between the main corridor and existing teaching space. One of these courtyards has already been roofed over.

PROPOSAL

- 3 This planning application is for the conversion of an existing internal courtyard into teaching space. The proposal involves the provision of a new roof with clerestory lighting. An existing external gated entranceway to the courtyard will be replaced with a glazed door. The conversion would provide approximately 30m² of accommodation.

- 4 The applicant has provided a statement implying the proposed additional space would be used at break time and as a break out area, and there is no intention to use it to accommodate an increase in pupil numbers or teaching posts. The same letter also states that that the majority of pupils are transported to the school in minibuses and taxis, rather than dropped off or picked up by parents.

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 Sutton E.S.N. School	Granted	30/04/62
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	Granted	07/06/06

	to create a new teaching business centre		
P08/0814	Enclosure of an internal courtyard and provision of an external canopy	Granted	30/06/08
P08/1845	Erection of a mobile office	Current	

- 4 This application is similar to planning application P08/0814 which involved the conversion of an internal courtyard to teaching space. These works have now been completed.

PUBLIC CONSULTATION

- 5 No letters of objection have been received.

OTHER CONSULTATION

- 6 Group Engineer (Development): No objection, subject to a transport infrastructure contribution.
- 7 Head of Environmental Health and Trading Standards: No objection subject to a contaminated land condition

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 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

- 10 The application involves the roofing over of an existing court yard. With most of the court yard being enclosed very few external changes would be evident. These changes involve blocking up the existing external access and replacing it with a part glazed door with brickwork above. The proposed roof would be flat and would feature clerestory roof lights. The later will be difficult to see from the public domain as it is no higher than any other part of the school. Therefore no objection can be maintained on design grounds.

Neighbour Amenity

- 11 The area to be enclosed is presently surrounded by existing school buildings on all sides apart from a small gap which presently provides an external access to the courtyard, and as such the proposed built development would not have any significant impact on neighbour amenity, particularly as the roof will be no higher than the adjoining buildings.
- 12 Similarly no concerns are raised from a privacy point of view as the majority of lighting would be from clerestory windows. The proposed window to the door which would be located where the existing external access is located would be further away than the existing windows which presently face towards the neighbours in Cherry Hill Walk. Therefore no amenity concerns are raised.

Planning Obligations

- 13 The applicant has submitted evidence to suggest that the proposed accommodation is not to enable the school to increase its roll or increase the number of teaching staff. The applicant has stated that the additional 30m² of space would be used as a “break out area” for small groups or would be used at break time. The applicant has also provided evidence to suggest that the vast majority of the pupils are transported to the site by communal taxi or minibus rather than being set down and picked up by parents. Therefore on this basis the proposed development would not lead to an increase in trips and therefore requesting contributions towards transport infrastructure improvements cannot be reasonably sustained.

Access and parking

- 14 On the basis of the above information there would be no increase in the pupil roll or the number of staff employed. Therefore, no additional off road parking spaces would be required.

CONCLUSION

- 15 The proposed development is considered to be acceptable in principle, is of an acceptable design and would cause no significant harm to neighbour amenity. Consideration has been given to policies S14 Community Development DD1 Urban Design DD4 Development in Residential Areas DD6 Access and Transport Infrastructure and CS3 Community Facilities 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, is of an acceptable design and would cause no significant harm to neighbour amenity. Consideration has been given to policies S14 Community Development DD1 Urban Design DD4 Development in Residential Areas DD6 Access and Transport Infrastructure and CS3 Community Facilities 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 BS-01, BS-02, BS-03, BS-04 and BS-05 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall only be constructed in accordance with the details of materials submitted with the planning application.
3. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted

to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.



PROPOSED INFILL EXTENSION

PAR BUILDING CONSULTANCY LTD

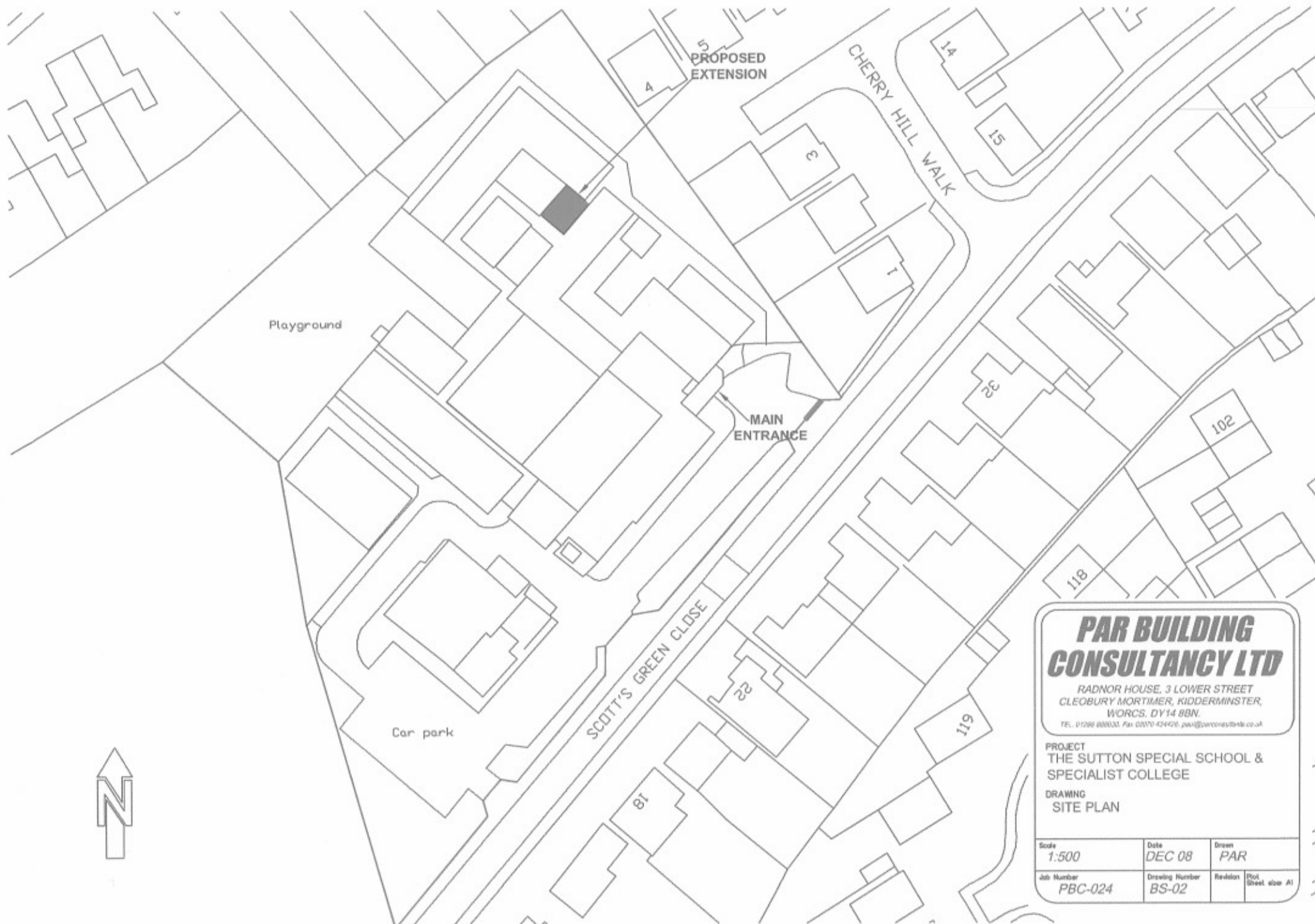
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CLEOBURY MORTIMER, KIDDERMINSTER,
WORCS. DY14 8BN.

TEL: 01290 880030. Fax 01290 424426. par@parconsultants.co.uk

PROJECT
THE SUTTON SPECIAL SCHOOL &
SPECIALIST COLLEGE

DRAWING
LOCATION PLAN

Scale 1:1250	Date DEC 08	Drawn PAR
Job Number PBC-024	Drawing Number BS-01	Revision Plot Sheet size A1



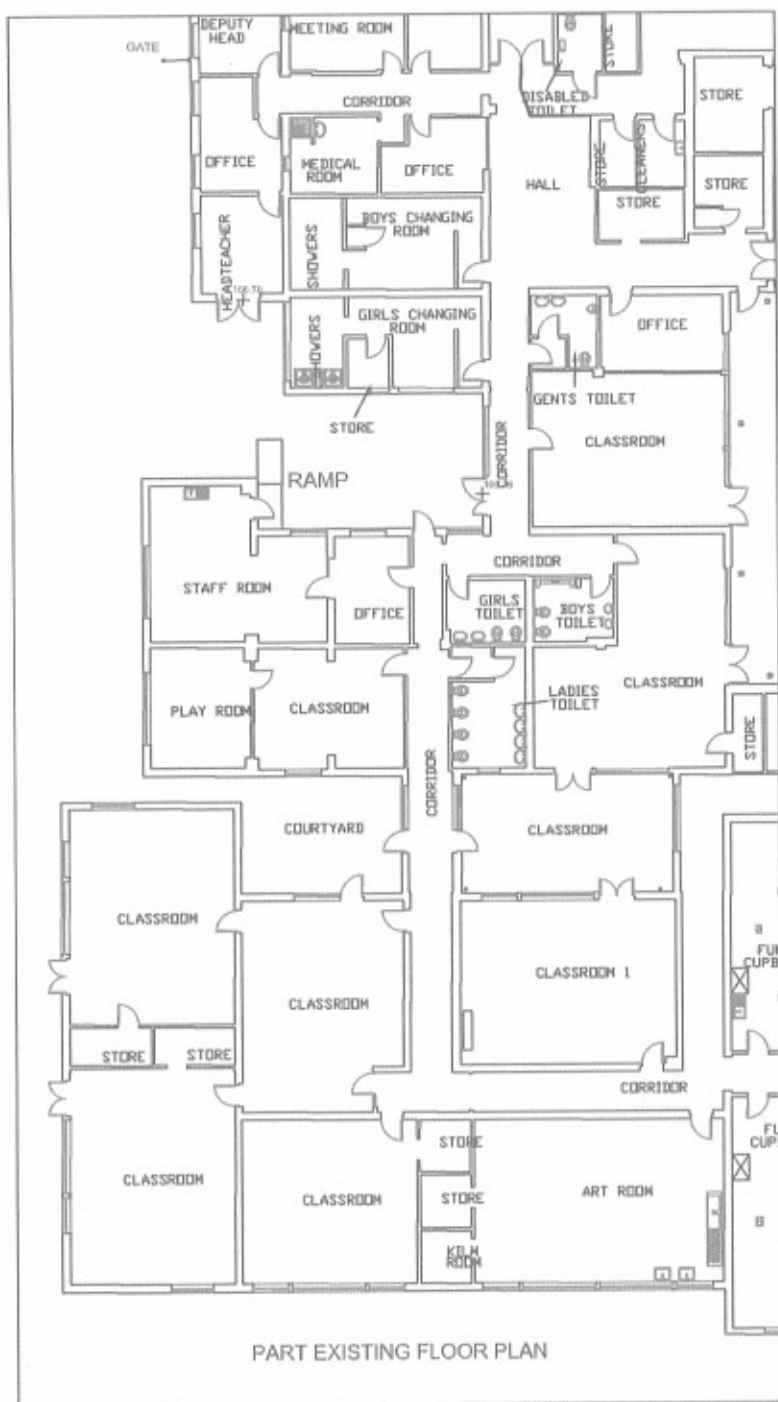
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PROJECT
THE SUTTON SPECIAL SCHOOL &
SPECIALIST COLLEGE

DRAWING
SITE PLAN

Scale 1:500	Date DEC 08	Drawn PAR
Job Number PBC-024	Drawing Number BS-02	Revision Plot Sheet also A1



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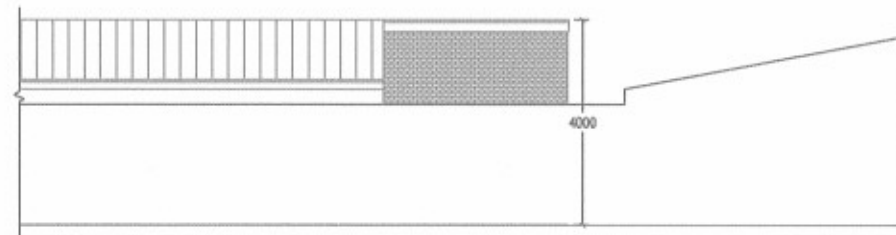
PROJECT
THE SUTTON SPECIAL SCHOOL &
SPECIALIST COLLEGE

DRAWING
PART EXISTING FLOOR PLAN
PART PROPOSED FLOOR PLAN

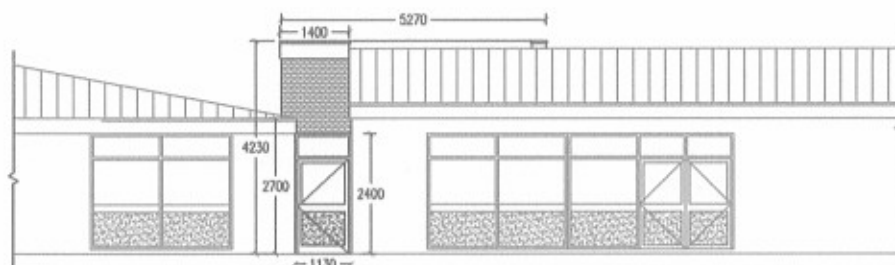
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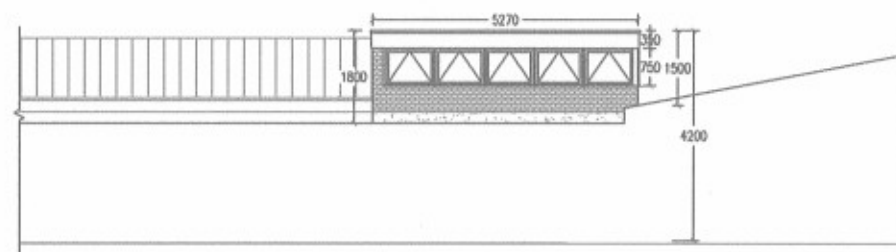
EXISTING NORTH-WEST ELEVATION



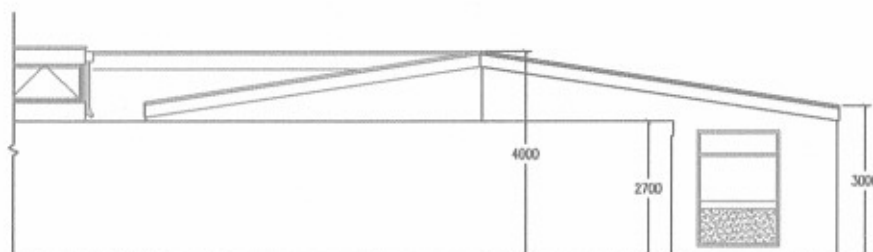
EXISTING SOUTH-WEST ELEVATION



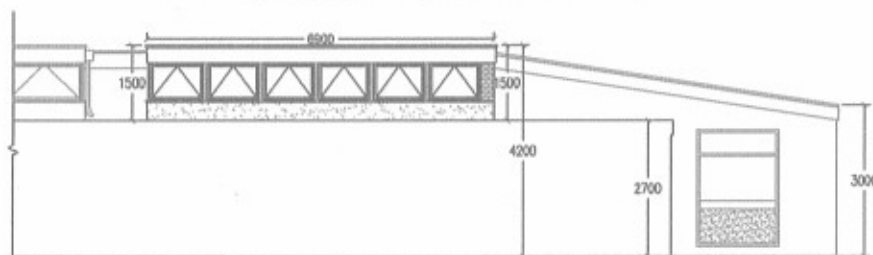
PROPOSED NORTH-WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION



EXISTING SOUTH-EAST ELEVATION



PROPOSED SOUTH-EAST ELEVATION

EXTERNAL WALLS TO BE FACING BRICK WORK TO MATCH EXISTING.

FLAT ROOF AND FLASHING UPSTANDS TO BE FINISHED IN MINERAL FELT COLOUR BROWN.

FASCIAS TO BE WHITE uPVC TO MATCH EXISTING.

WINDOW AND DOORS ARE TO BE POWDER COATED ALUMINIUM. DOUBLE GLAZED WINDOWS.

ALL WINDOW FRAMES AND COMPOSITE PANELS TO BE POWDER COATED TO A STANDARD RAL COLOUR. WINDOWS TO BE WHITE. PANELS TO BE RAL 5002 ROYAL BLUE.

DOUBLE GLAZING TO BE INNER PANE 6.4 mm LAMINATED LOW E GLASS WITH A 14 mm ARGON FILLED CAVITY AND A 6 mm TOUGHENED TINTED GLASS OUTER PANE. TINT COLOUR GREY.

PAR BUILDING CONSULTANCY LTD

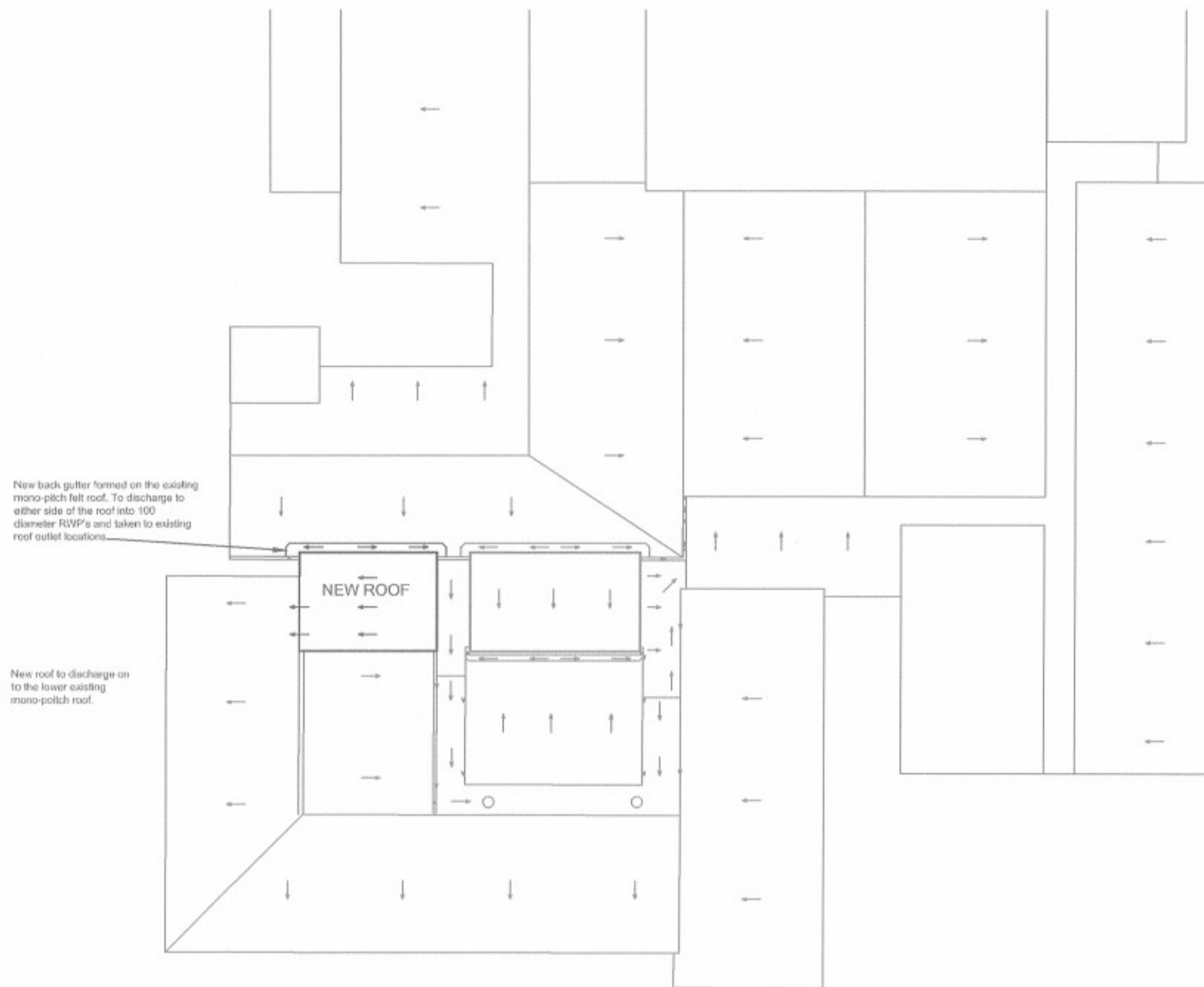
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PROJECT
THE SUTTON SPECIAL SCHOOL &
SPECIALIST COLLEGE

DRAWING
INFILL EXTENSION
EXISTING & PROPOSED ELEVATIONS

Scale 1:100	Date DEC 08	Drawn PAR
Job Number PBC-024	Drawing Number BS-04	Revision Plot sheet size A1



PART ROOF PLAN. SCALE 1:200

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PROJECT
THE SUTTON SPECIAL SCHOOL &
SPECIALIST COLLEGE

DRAWING
INFILL EXTENSION
PROPOSED ROOF PLAN

Scale 1:200	Date DEC 08	Drawn PAR
Job Number PBC-024	Drawing Number BS-05	Revision Plot Sheet size A1