

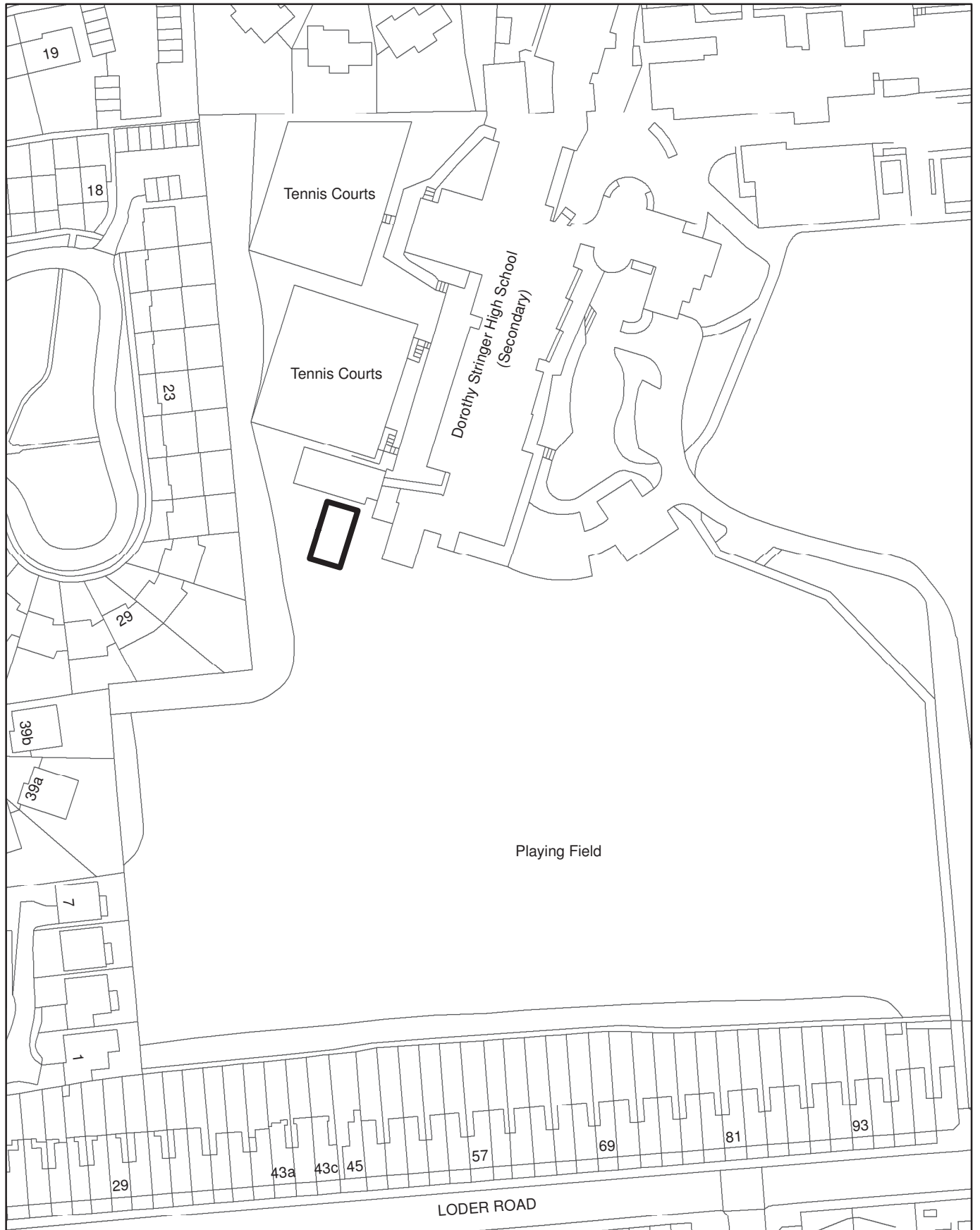
**PLANS LIST  
ITEM E**

**Dorothy Stringer School, Loder Road,  
Brighton**

**BH2012/03335  
Full Planning**

**17 JULY 2013**

# BH2012/03335 Dorothy Stringer School, Loder Road, Brighton



**Brighton & Hove  
City Council**



<b><u>No:</u></b>	<b>BH2012/03335</b>	<b><u>Ward:</u></b>	<b>WITHDEAN</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Dorothy Stringer School Loder Road Brighton</b>		
<b><u>Proposal:</u></b>	<b>Erection of single storey modular classroom.(Revised Proposal)</b>		
<b><u>Officer:</u></b>	Robert McNicol Tel 292322	<b><u>Valid Date:</u></b>	14/11/2012
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	09/01/2013
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Applicant:</u></b>	Dorothy Stringer School, Ms Ros Stephen, Loder Road, Brighton, BN1 6PZ		

## 1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **MINDED TO GRANT** planning permission subject to no objection from Sport England the Conditions and Informatives set out in section 11.

## 2. SITE LOCATION & DESCRIPTION

- 2.1 The main access to Dorothy Stringer School is from Loder Road, which leads up to the school complex. The school complex is roughly L-shaped and comprises a mix of two and three storey buildings. The site slopes downwards from Stringer Way to Loder Road with playing fields in the southern part. The application relates to a piece of sloping land behind an existing three storey building (containing the main reception and classrooms) and adjacent to a two storey classroom building, close to the western boundary.
- 2.2 Adjacent to this area, are the backs of two storey residential dwellinghouses fronting Whittingehame Gardens. There are predominately two storey dwellinghouses backing onto the rest of the western boundary and southern boundary of the school.

## 3. RELEVANT HISTORY

- On 19 March 2008 planning permission was granted for a proposed drama studio on first floor over roof of caretakers office (ref: **BH2007/04621**).
- On 14 August 2008 planning permission was refused for additional car parking on site of demolished canteen (ref: **BH2007/01685**).
- On 21 March 2006 planning permission was refused for additional car parking on site of demolished canteen (ref: **BH2005/96283**).
- On 17 October 2003 planning permission was granted for the construction of fire engine access road (retrospective) (ref: **BH2003/02831**).
- On 20 February 2002 planning permission was granted for the construction of single storey nursery school (ref: **BH2001/02115**).
- On 8 February 2002 planning permission was granted for the construction of new sports block changing facility art block & 3 storey classroom block (ref: **BH2001/02112**).
- On 26 November 2001 planning permission was granted for the erection of a temporary classroom (ref: **BH2001/01755**).

On 6 December 2000 an outline application was approved for the erection of a new sports hall comprising 6 badminton courts (920 sq.m.) and a dance and gym area) 150 sq.m.) with ancillary changing facilities and stores and provision of a grasscrete access road (ref: **BH2000/02397**).

On 16 August 2000 planning permission was granted for the installation of relocatable classroom building (ref: **BH2000/01682**).

On 10 December 1996 no objection was raised to an amendment to library extension on previously approved scheme (ref: **96/0493**).

On 9 August 1999 planning permission was granted for the installation of double mobile classroom unit (ref: **BH1999/01527**).

On 30 June 1995 no objection was raised to the provision of 2 mobile classroom units (ref: **95/0695**).

On 25 June 1996 no objection was raised to the erection of new school extensions comprising classrooms, library and dining/kitchen (gross floor area 1950 sq. m.) and alteration to road access and 57 parking bays (ref: **96/0493**).

On 14 June 1996 no objection was raised to the provision of two double mobile classrooms and relocation of a single science mobile classroom (ref: **96/0480**).

On 20 November 1992 no objection was raised to the erection of single mobile classroom unit (ref: **92/0808**).

On 30 June 1992 objection was raised to a two storey extension to northern part of school to provide 6 additional classrooms, staff facilities and reception area, provision of 22 car parking spaces (ref: **92/0587**).

#### **4. THE APPLICATION**

4.1 Planning permission is sought for the provision of a modular building that would contain two general classrooms. Since the initial submission, the proposal has been moved further away from the rear of the houses fronting Whittingehame Gardens.

4.2 The proposed unit would be 15m by 8.5m with a maximum height of 3.5m above ground level. It would have four external air-conditioning units, set at a low level on the sides and rear of the building. The classrooms would be used mainly during term time between the hours of 8.30am and 3.30pm.

#### **5. PUBLICITY & CONSULTATIONS**

##### **5.1 External**

Initial submission: Seven letters of representation have been received **from the occupiers of 22, 23, 25, 26, 27, 28 and 29 Whittingehame Gardens** objecting to the application for the following reasons:

- loss of green space around the existing school buildings
- too close to the properties in Whittingehame Gardens
- noise and disturbance both from the classrooms and the comings and goings
- the proposed flat roof could facilitate more burglaries
- an alternative location should be considered
- damage to the boundary hedge
- query whether the building could be moved further away from the boundary and partly buried
- loss of sunlight to gardens

- loss of property value
- loss of view and adverse impact on health

5.2 Revised submission: Two letters of objection have been received **from the occupiers of 26 and 27 Whittingehame Gardens** objecting on the following grounds: still would create noise and disturbance

- it is not clear how high the unit would be in relation to the existing school wing
- closer to neighbouring houses than any other part of the campus
- increased vulnerability to intruders
- loss of privacy

**Internal:**

5.3 **Highway Authority**: No objection subject to a recommended condition requiring the submission of a travel plan.

5.4 **Environmental Health**: No objection.

5.5 **Sport England**: comments awaited.

**6. MATERIAL CONSIDERATIONS**

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## 7. RELEVANT POLICIES & GUIDANCE

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR4	Travel Plans
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity

#### Supplementary Planning Guidance:

SPGBH4	Parking Standards
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#### Supplementary Planning Documents:

SPD06	Trees & Development Sites
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#### Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in favour of sustainable development
CP12	Urban Design

## 8. CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to property values are not material planning considerations. The main considerations in the determination of this application relate to the impact on the amenity of neighbouring residential occupiers, the design and appearance of the proposal and any increase in demand for parking.

### **Impact on Amenity**

- 8.2 Policy QD27 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. Policy SU10 requires new development to minimise the impact of noise on occupiers of proposed buildings, neighbouring properties and the surrounding environment.
- 8.3 Neighbouring residential occupiers have expressed concern that the proposal would result in increased noise and disturbance emanating directly from the classrooms and from the comings and goings. Concerns have also been raised that the proposal would result in the provision of two classrooms that would be

positioned closer to the boundaries with properties in Whittingehame Gardens than any other part of the school complex. Since the initial submission, the position has been amended so that the proposal would be further away from these neighbouring properties (a minimum distance of 15 metres from the rear boundaries of these houses). The proposed classrooms would be in close proximity to a two storey block and a three storey block both containing a number of classrooms, so the additional activity generated in this context would be at an acceptable level, particularly as the proposed hours of operation are in line with those of the main school. The proposal involves the provision of air conditioning units. Environmental Health have not raised any concerns about the scheme, and the open area between the classrooms and the nearby houses mean that any noise these produce would dissipate.

- 8.4 Neighbouring residential occupiers have also expressed concern that the proposal is close to the boundary with their properties and would result in a loss of view and sunlight to their gardens. The revised proposal would be set further from the rear gardens of the nearest affected properties in Whittingehame Gardens. The classrooms would be single storey and set into the existing slope, with the building being a maximum of 2.3 metres high above the ground at the rear. Given the position and level of the classroom in relation to the neighbouring gardens, there would be no significant loss of light or sense of enclosure.
- 8.5 It has been queried whether there is another position for the proposed classrooms and concern has been expressed at the loss of a grassed area. The school has advised that although the campus is reasonably large, there is no alternative location involving a hardstanding and the proposed location would not involve building on a sports field or the ecology area.

### **Design**

- 8.6 Policy QD1 requires that all proposals for new buildings must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment. Policy QD2 states that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics, including the height, scale, bulk and design of existing buildings and topography and impact on skyline.
- 8.7 The proposal would be constructed with green/grey external cladding and white UPVC windows and doors. Overall, it would have a utilitarian appearance with materials that do not particularly complement the appearance of the main school buildings. The Design and Access Statement submitted in support of this application states that the classrooms are needed because the school pupil numbers have increased over the past two years. On the basis that the proposal would meet pressing educational requirements the proposal is acceptable on a temporary basis, giving the school time to consider a better designed scheme to meet its overall accommodation requirements.

### **Sustainable Transport**



- 8.8 Policy TR1 states that development proposals should provide for demand for travel they create and maximise the use of public transport, walking and cycling. Policy TR4 requires travel plans for expanded education proposals. A travel plan (dated October 2012) has been submitted in support of this application. The Highway Authority has raised no objection to the proposed classrooms on the basis that a condition is imposed to secure an updated Travel Plan to mitigate any highway impact.

**Other Considerations**

- 8.9 Neighbouring residential occupiers have expressed concerns in respect of increased security risks. Given the position of the proposed classrooms away from their boundaries, it is considered that the proposal does not raise significant security issues.

**9 CONCLUSION**

- 9.1 The proposal involves the provision of a modular building containing two classrooms. Since the initial submission, the proposed classrooms have been moved away from the rear boundary of properties fronting Whittinghame Gardens. Given that the proposed structure would be single storey and partially set into the existing slope, it would not cause a significant loss of light or harmful sense of enclosure to the detriment of the amenity of neighbouring residential occupiers. The proposal would generate activity, however this would not be to an unacceptable level given the close proximity to and existing activity around the main school buildings.
- 9.2 The utilitarian design is not ideal but the accommodation would meet a pressing educational need. On this basis, a temporary condition is recommended to enable the school to achieve a better long-term solution.
- 9.3 A condition is recommended requiring the submission of an updated travel plan to mitigate any highway impact.

**10 EQUALITIES**

- 10.1 No issues identified.

**11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES**

**11.1 Regulatory Conditions:**

1. The permission hereby granted shall be for a temporary period only, expiry five years from the date of this consent.  
**Reason:** The structure hereby approved is not considered suitable as a permanent form of development.
2. The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before 18<sup>th</sup> July 2018 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.  
**Reason:** The building hereby approved is not considered suitable as a permanent form of development, to safeguard the visual amenities of the



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area and to comply with policies QD1 and QD2 of the Brighton & Hove Local Plan.

3. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan			19 October 2013
Block plan	72/9002934 -109	A	1 February 2013
Plan layout and elevations	72/9002934 -101	C	1 February 2013
In situ elevations	72/9002934 -301	D	7 May 2013

4. Within 3 months of occupation of the development hereby approved, the Developer or Owner shall submit to the Local Planning Authority a reviewed and updated School Travel Plan (a document that sets out a package of measures tailored to the needs of the site, which is aimed at promoting sustainable travel choices by pupils, staff, deliveries and parking management) for the development. The updated Travel Plan shall be approved in writing by the Local Planning Authority and shall be implemented as approved thereafter.

**Reason:** To seek to reduce traffic generation by encouraging alternative means of transport to private motor vehicles and to comply with policy TR4 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-  
The proposed development would have an acceptable impact on the amenity of neighbouring residents. The proposed building is considered acceptable on a temporary basis whilst the school considers a better solution to meet its long term accommodation needs.

