

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD  
PLANNING COMMITTEE**

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

6 June 2017

Item: 5

<b>Application No.:</b>	17/01224/FULL
<b>Location:</b>	Riverside Primary School And Nursery Donnington Gardens Maidenhead SL6 7JA
<b>Proposal:</b>	Provision of 2 additional classrooms.
<b>Applicant:</b>	Mrs Pfeiffer
<b>Agent:</b>	Paul Ansell
<b>Parish/Ward:</b>	Maidenhead Unparished/Maidenhead Riverside Ward

**If you have a question about this report, please contact:** Victoria Gibson on 01628 685693 or at [victoria.gibson@rbwm.gov.uk](mailto:victoria.gibson@rbwm.gov.uk)

**1. SUMMARY**

- 1.1 It is proposed to install a double portacabin classroom at Riverside Primary School to help provide temporary accommodation for pupils attending Braywick School whilst their building works are carried out.
- 1.2 The single storey building would be sited well within the site's boundaries and would not harm neighbouring amenity or the character and appearance of the area.
- 1.3 2 additional car parking spaces would be provided in the car park which complies with the Council's standards. Whilst there will be more children attending the school it is only for a temporary period till Sept 2018. Once the pupils of Braywick school have left the site, the classrooms will be used for additional space for the existing children at Riverside Primary School.

**It is recommended the Panel Defer and Delegate approval of the application with the conditions listed in Section 10 of this report subject to no neighbour comments being received by 13<sup>th</sup> June raising new material considerations that have not been covered in this report.**

**2. REASON FOR PANEL DETERMINATION**

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

**3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 3.1 Riverside Primary School is sited within a predominately residential area within the settlement of Maidenhead. The existing buildings are well contained within the site and are predominantly single storey. There are currently 2 entrances to the site from North Dean Road and Donnington Gardens.

**4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

- 4.1 Riverside Primary school is currently growing from a 1 form to a 2 form entry school – it was permanently expanded from 30 to 60 places per year group from September 2014. This increase is against the back-drop of rising pupil numbers in the local area, and the shortage of local sites for additional school provision. Because they have had low numbers for several years, the numbers actually attending Riverside school has been low enough that 4 classrooms were empty a couple of years ago when Braywick Court school was searching for a temporary home. However Riverside School is now filling up to closer to its Planned Admission Number of 60

places in most year groups, so those empty classrooms will gradually be required for Riverside classes.

- 4.2 Braywick Court Primary school is being re-built in Braywick Park – involving the complete demolition of the existing building prior to the building of the new school. This has meant that the school needed to relocate somewhere for the duration of the building works. As Riverside school had some empty classrooms, Braywick Court School has moved temporarily into part of the site, and are operating as a separate school in one wing of the building. Riverside was the only primary school in Maidenhead that had empty classrooms, and after a long search for an alternative location, was deemed to be the only place that Braywick Court could sensibly be accommodated.
- 4.3 Unfortunately, despite having gained planning approval in July 2016, the building work for Braywick Court has not progressed as quickly as the Education Funding Agency programme indicated it would, so Braywick Court now need to stay at Riverside for another academic year – i.e. up to Sept 2018. Their lease with RBWM allowed for this possibility, with the assurance that an extra classroom would be provided for Riverside School if necessary. They had hoped to have left by Sept 2017. This extra year means that both Riverside and Braywick schools will have an extra class of 30 pupils each to accommodate. The extra children are not negated by classes leaving, as Braywick is building up its year groups from the bottom – so no-one is leaving – and Riverside’s top year group has 30 children, but the bottom group will have 60.
- 4.4 Riverside is also filling up in year groups higher up the school, because they are becoming more popular, and may therefore grow to 60 pupils in a year group where currently there are only 30 pupils, but legally there could be up to 60. The school has indicated that the threshold of pupil numbers in the growing year group has already exceeded the point where they will need to divide the pupils into two class groups. This means that Riverside will need a further classroom for September 2017.

For clarification, in September 2017:

1. Braywick Court will have 30 pupils in each of years R, 1, 2, 3 – so needs 4 classrooms and hall space.
  2. Riverside will have 30 pupils in years 6, 4, and up to 60 pupils in years R,1,2,3,5 – so they would need 12 classrooms and hall space. (Year 5 had a bulge class taking them to 60, prior to the permanent expansion.)
- 4.5 There are already 14 classrooms in total, so to make 16; two more are required to give each school sufficient space. The two new ones will both be used by Riverside. This involves the schools sharing the hall space, which is possible for PE activities.

<b>Ref.</b>	<b>Description</b>	<b>Decision and Date</b>
14/00950/FULL	Construction of classroom block single storey extension; WC and library single storey extensions; provision of external canopy to relocated Nursery room; removal of single storey dining room and kitchen block; installation of solar panels to roof of school hall; and access, parking and landscaping works	Application Permitted 24.06.2014
10/01712/FULL	Erection of a storage unit	Application Permitted 09.09.2010
08/02938/FULL	Construction of a new footpath and access	Application Permitted 08.01.2009

08/02010/FULL	Erection of a covered walkway between the dining room and the main school	Application Permitted 18.09.2008
07/01562/FULL	Construction of a detached kitchen/dining	Application Permitted 26.07.2007

- 4.6 The classrooms are to be located on the same plot as the old modular kitchen / dining room block was sited on the east side of the site. The building is a single storey block of two classrooms, with toilets and cloaks areas and is of a modular construction with a mono-pitch powder coated metal skin panel roof, external walls of SIPS panels clad with Western Red Cedar with UPVC windows and aluminium doors in anthracite grey. The building would have an overall height of 3.2 metres and would be 18.5m long and 7m wide.

## 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections: 4 (Promoting sustainable development), 7 (Promoting good design) and 8 (Promoting healthy communities).

### Royal Borough Local Plan

- 5.2 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees	Aircraft noise
DG1, CF2, CF3	P4, T5	N6	NAP2

These policies can be found at

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices)

### Other Local Strategies or Publications

- 5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

[https://www3.rbwm.gov.uk/info/200414/local\\_development\\_framework/494/supplementary\\_planning](https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning)

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- Impact on the character and appearance of the area
- Highway Implications
- Impact on neighbouring amenity

### Impact on the character and appearance of the area

- 6.2 The proposed building is single storey in nature and would be sited over 30 metres from the nearest boundary of the site. The proposal would not have a detrimental impact on the street scheme or character and appearance of the area.

## Highway Implications

- 6.3 In parking terms the proposal attracts a demand for 2 parking spaces which are provided within the school curtilage. Given the temporary nature of the increase in pupil numbers due to the temporary use by Braywick School any increase in traffic is not considered sufficiently severe to warrant refusal of this application. The Highway Authority raises no objection.

## Impact on neighbouring amenity

- 6.4 The proposed single storey building would be sited 30 metres away from the boundary with the nearest neighbouring property and as such the proposal would not have a harmful impact on neighbouring amenity.

## Other Material Considerations

- 6.5 The proposal would not result in loss of playing fields. Furthermore, given its proposed siting where a building was previously sited it would not result in the loss of biodiversity.

## 7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The proposal is not CIL liable.

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

20 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 17<sup>th</sup> May 2017.

No letters of support or objection have been received.

### Other consultees

Consultee	Comment	Where in the report this is considered
Highways	No objections	6.3

## 9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – Plan and elevation drawings

## 10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

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

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

- 3 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.  
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
  
- 4 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.