

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

2 August 2017

Item: 5

Application No.:	17/01387/FULL
Location:	Braywood CE First School Oakley Green Road Oakley Green Windsor SL4 4QF
Proposal:	Single storey modular extension to create a separate dining room and enlarged classroom.
Applicant:	The Royal Borough of Windsor & Maidenhead
Agent:	Colette Harrision
Parish/Ward:	Bray Parish/Bray Ward

If you have a question about this report, please contact: Josh McLean on 01628 685693 or at josh.mclean@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal seeks a single storey extension to an existing modular building sited to the rear of Braywood CE First School.
- 1.2 The site is located within the Green Belt and is considered to be appropriate development in that it is a small scale extension which is not disproportionate to the existing building.
- 1.3 The proposal is considered to be acceptable in terms of impact on character and appearance, residential amenity and highways.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application because the Council has an interest in the land and, as such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application relates to Braywood CE First School, which is located on the northern side of Oakley Green Road, on the outskirts of the village of Oakley Green. It is surrounded by open countryside, which is designated Green Belt. The school is boarded to the north and west by fields, church hall to the east and Oakley Green Road to the south. Currently there are a mixture of traditional brick Victorian buildings and a number of modular buildings.
- 3.2 The building which is being sought to be extended is located at the rear of the site.
- 3.3 Braywood CE First School is a small primary school and caters for children aged 4-9 years.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
10/00070/FULL	Erection of a single storey outbuilding with associated	Refused

	works	08.03.2010
11/00433/FULL	Alterations to school entrance, additional pedestrian entrance and amended parking to church hall	Approved 14.04.2011

- 4.1 The application seeks consent for a single-storey extension to an existing modular building with a shallow mono-pitched roof. The footprint of the extension would measure 7.2m x 4.8m and would increase the size of the building by 21%. (Existing original building 158m²). It would be constructed to match the existing building in terms of height and external materials.
- 4.2 At present, the school does not have a separate dining room and shares a space with a Year 1 classroom which causes disruption to school activities. The extension would allow for separate classroom and dining facilities to be provided.
- 4.3 The application seeks to relieve pressure on the existing accommodation and there will be no increase in pupil numbers or staff.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections:

- Chapter 7 (Requiring good design)
- Chapter 9 (Protecting Green Belt land)

Royal Borough Local Plan

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

Green Belt	Character	Community	Highways and Parking
GB1, GB2	DG1,	CF1, CF2	P4, T5

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Appropriate Development in Green Belt and acceptable impact on Green Belt	SP1, SP5
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to 26 August 2017 with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy – view at:

More information on these documents can be found at:

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:

- Whether the development constitutes an appropriate form of development in the Green Belt and principle of development;
- Impact on the character and appearance of the area;
- Impact on neighbouring amenities;
- Highways;

Whether the development constitutes an appropriate form of development in the Green Belt and principle of development;

6.2 The fundamental aim of the Green Belt policy, as set out in paragraph 79 of the NPPF, is to keep land permanently open. Paragraph 89 of the NPPF indicates the construction of new buildings is inappropriate, except in a number of circumstances. These are:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on openness of the Green Belt and the purpose of including land within it than existing development.

6.3 The proposal seeks an extension of approximately 35m² to an existing building which has not been previously extended. Planning Officers consider that the proposed extension would represent a small increase of the existing building and consider that it does not result in a disproportionate addition to the original building. Furthermore given the small scale nature of the proposal and its sensitive siting within the existing built envelope the proposed would not harm openness. The proposal is considered to be appropriate development in terms of the NPPF.

6.4 Under policy CF2 (Provision of new facilities) of the Local Plan, the Council will permit proposals for the improvement of existing community facilities provided that adequate access and car parking can be provided in accordance with the Council's adopted standards and provided adequate access and facilities are provided for people with disabilities.

6.5 Within the Planning Statement, the applicant has provided educational justification for the proposed development. It states that there is a need to provide a separate dining room and Year 1 class base at the school. For several hours every day, the Year 1 pupils have to give up a section of their classroom to be utilised as a dining room. This disrupts the routine of the day and causes problems with noise interrupts during lessons.

6.6 The principle of extending the existing school is considered to be acceptable subject to the matters of access and car parking being adequately addressed. These will be specifically assessed within the report.

Impact on the character and appearance of the area

- 6.7 Policy DG1 of the Local Plan requires that new developments should promote high quality standards of design, be compatible with the established street scene and use appropriate materials.
- 6.8 The proposed siting, layout, height and materials are considered to be acceptable and would match the appearance and height of the existing modular building. The siting of the building is at the rear of the site and there is existing mature screening which contains views within the site.
- 6.9 The proposal is considered to have an acceptable impact on the character and appearance of the site and surrounding area.

Impact on neighbouring amenities

- 6.10 Due to the siting and scale of the proposal and the presence of mature boundary screening, Planning Officers do not consider that the proposal would cause harm to the residential amenity of neighbouring occupiers. It is not proposed to increase pupil or staff numbers as part of the application and so no further noise/disturbance would be created.

Highways

- 6.11 The school is located off Oakley Green Road (B3024), an adopted B road providing a link between two rural villages, Fifield and Oakley Green. Along the length of the road, footways and verges run intermittently along both sides. The road is unlit and subjected to a 40mph speed limit.
- 6.12 The proposal involves internal improvements to the layout of the site. There is no additional trips anticipated as a result of the proposal and the proposal does not present any additional burden to the highway.
- 6.13 There are no highways objections to the proposal.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The proposal is not CIL liable.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

No letters were received from the 2 occupiers who were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 8 June 2017.

Consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objections.	Noted
Highways Authority	No objections.	Noted
Bray Parish Council	Recommended for approval	Noted

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 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.