

DEVELOPMENT CONTROL PANEL

2 November 2022

Item: 4

Application No.:	22/02164/FULL
Location:	South Ascot Village School All Souls Road Ascot SL5 9EA
Proposal:	Main school building: Installation of new external canopy and timber fencing to provide covered external play area. Nursery school building: Six number new sun tubes to existing pitch tiled and flat roof. Footpath linkage between buildings.
Applicant:	Haury
Agent:	Mr George Haury
Parish/Ward:	Sunninghill And Ascot Parish/Ascot & Sunninghill

If you have a question about this report, please contact: Katherine Hale on or at katherine.hale@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal seeks permission for a number of works to the School and Nursery building which are detailed on Page 18 of the submitted Design and Access Statement. The internal works proposed are not considered to require planning permission, albeit have been included in the Design and Access Statement which explains the entirety of the planned changes to the school buildings and grounds. The description of the application has been amended to reflect those works requiring planning permission which are; a new outdoor area adjacent the classrooms and installation of a canopy over said outdoor area together with the installation of sun tubes on the nursery block and a new tarmac path across the site to connect the two buildings.
- 1.2 The proposed works are of relatively small scale and would enhance and modernise the existing buildings allowing for their continued use within the site. The proposal would not have any detrimental impact on any highway safety, neighbouring amenity or existing landscaping/trees on site.

It is recommended the Committee grants planning permission with the conditions listed in Section 15 of this report.

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application as it is for major development; such decisions can only be made by the Committee as the application is for major development

3. THE SITE AND ITS SURROUNDINGS

- 3.1 South Ascot Village Primary School is located within South Ascot. The school is located in a predominantly residential area. To the south of the site there are a number of trees and vegetation together with allotments beyond this. All Souls' Church (Grade II*) and The Old Vicarage (Grade II) listed buildings are located to the east of the site although it is noted that there is a residential close which separates the listed buildings from the site.

3.2 Within the school site, there are two buildings, a nursery building which is located towards the front of the site (western edge) and the main school building located to the rear of the site (northeastern corner).

3.3 There are two access points to the site; Fennel Close and Liddell Way.

4. KEY CONSTRAINTS

4.1 There are no constraints within the site. The Green Belt is located outside of the site to the south and as discussed above, there are two listed buildings located to the east (All Souls' Church (Grade II*) and The Old Vicarage (Grade II)).

5. THE PROPOSAL

5.1 The proposal seeks permission for a number of works which are detailed on Page 18 of the submitted Design and Access Statement. The internal works proposed are not considered to require planning permission.

5.2 The main proposed works are a new outdoor area adjacent the classrooms and installation of a canopy over said outdoor area together with the installation of sun tubes on the nursery block and a new tarmac path across the site to connect the two buildings.

6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
13/00401/FULL	Construction of a extension to form an additional classroom. New door and window to existing classroom.	Approved 08/04/2013
11/01948/FULL	Erection of 2.4m partial perimeter fencing.	Approved 30/08/2011
07/01325/FULL	Single storey rear extension.	Approved 18/06/2007
06/01456/FULL	Single storey front extension to form classroom and single storey extension to form new entrance with associated canopy, retaining wall and railings.	Approved 17/08/2006
03/83237/REG3	Erection of a single storey rear extension and internal alterations (resubmission of 02/83043).	Approved 21/02/2003
02/83043/FULL	Erection of a single storey side extension.	Withdrawn 18/12/2002

7. DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Character and Design of New Development	QP3
Nature Conservation and Biodiversity	NR2
Renewable Energy	NR5
Community Facilities	IF6

Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan

Issue	Policy
Good quality design	NP/DG3
Energy efficiency and sustainability	NP/DG5

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 4- Decision-making

Section 8 – Promoting healthy and safe communities

Section 12- Achieving well-designed places

Supplementary Planning Documents

- Borough Wide Design Guide SPD

Other Local Strategies or Publications

Other Strategies or publications material to the proposal are:

- RBWM Townscape Assessment
- Interim Sustainability Position Statement
- Corporate Strategy
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

28 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 8th September 2022 and the application was advertised in the Local Press on 18th August 2022.

No comments were received from neighbouring occupiers.

Consultees

Consultee	Comment
Environmental Protection	No comments
Highways	The proposed works raises no highway concerns.

Others (e.g. Parish and Amenity Groups)

Group	Comment
Sunninghill and Ascot Parish Council	Supports the application which will increase the potential use of the buildings on site.

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Design and Character
- ii Impact on amenity of neighbouring buildings
- iii Other Material Considerations

Design and Character

10.2 Section 12 of the NPPF clearly states that the creation of high quality, beautiful and sustainable buildings is *fundamental* to what the planning and development process should achieve. Local Plan Policy QP3 is consistent with these overarching objectives of Section 12 of the NPPF and requires new development to be of a high-quality design and have regard to a range of design based criteria.

10.3 The proposal seeks permission for a number of works which are detailed on Page 18 of the submitted Design and Access Statement. The internal works proposed are not considered to require planning permission. The main proposed works are a new outdoor area adjacent the classrooms and installation of a canopy over said outdoor area together with the installation of sun tubes on the nursery block and a new tarmac path across the site to connect the two buildings.

10.4 There would be six sun tubes installed on the existing nursery block. The proposal canopy to the primary school building would match the existing eaves height of the building and would be located on the south elevation. The new timber fencing would also be erected to the south of the main school building, enclosing the new canopy area and the school building itself.

- 10.5 The proposed path would be 1.2m wide with a permeable tarmac surface and timber edging detail, the path would cover a total area of 154 square metres across the site in order to connect the nursery block to the main school building.
- 10.6 The proposed works would enable the two existing buildings to be modernised and allowing for the continued use on site as well as allowing the buildings to open a SEN Unit in line with government guidelines on school buildings.
- 10.7 The proposed works would have minimal impact within the existing school site and given its location the proposal would have no detrimental impact on the wider surrounding area. The proposal is considered to be in-keeping with the existing and is acceptable in this regard.

Impact on amenity of neighbouring buildings

- 10.8 Given the nature of the proposal and the separation distances involved between the school buildings and exiting neighbours, the proposal would not have a detrimental impact on residential amenity. Whilst there may be some noise pollution during the works, this is likely to be minimal and would fall outside the planning remit.
- 10.9 In terms of the impact on neighbouring properties, it is considered that the proposed development would comply with paragraph 130(f) of the NPPF (2021).

Other Material Considerations

- 10.10 The proposal would have no impact on the existing two access points. There is one existing tree within the centre of the site (between the two buildings) however the proposals would not impact this tree. The proposed footpath is to be located outside of the trees root protection zone and therefore would not result in its loss or need for removal.
- 10.11 The minor nature of the works mean that they do not trigger the requirements of the Council's Interim Sustainability Position Statement. Notwithstanding, the provision of sun tubes to the nursery building would provide natural daylight, reducing energy consumption for lighting.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development is not CIL liable.

12. CONCLUSION

- 12.1 The application, would for the reasons set out above, represent an acceptable form of development in accordance with local plan policies and the NPPF, as such planning permission should be granted.

13. APPENDICES TO THIS REPORT

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

14. 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 QP3

- 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.

22/02164/FULL - South Ascot Village School All Souls Road, Ascot, SL5 9EA

Appendix A - Site location plan and site layout





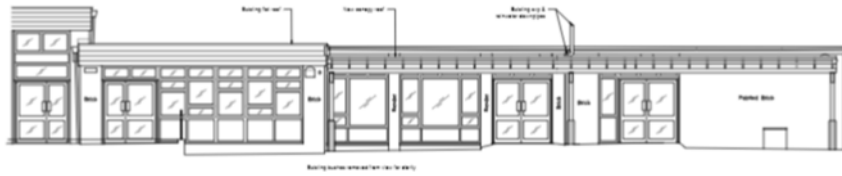
PROPOSED SCHOOL SITE PLAN
Scale 1:500

Proposed Nursery Roof Plan
Scale 1:500



Appendix B – plan and elevation drawings

Proposed East and South Elevations (main building)

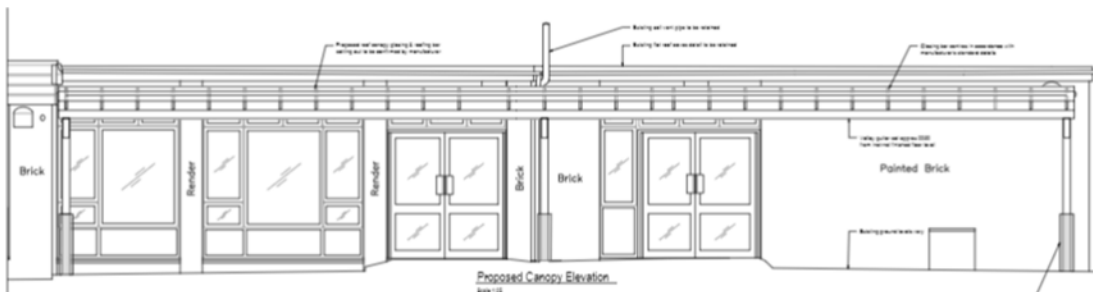


Proposed External Elevation - South
Scale 1:50

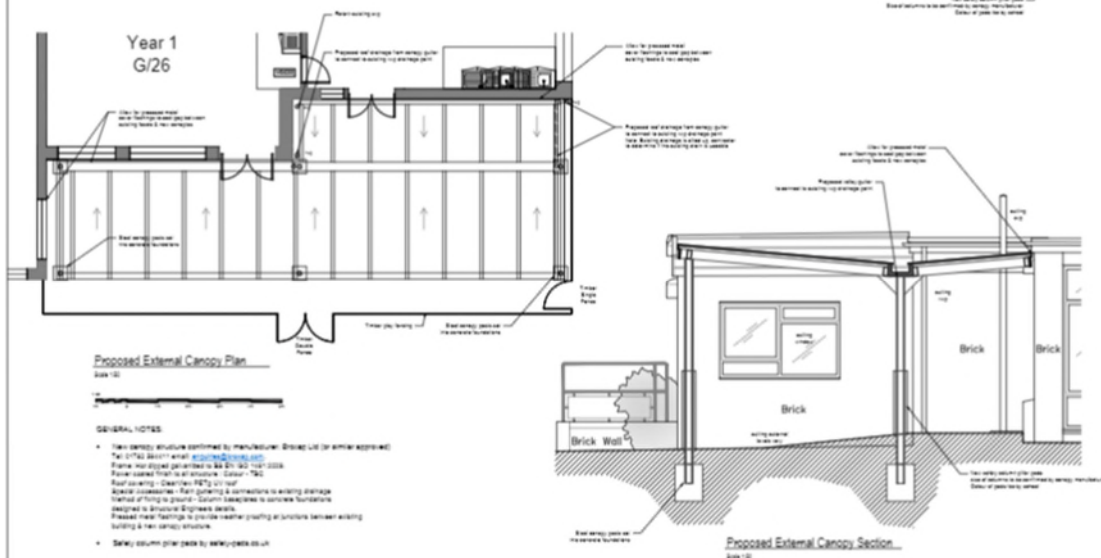


Proposed External Elevation - East
Scale 1:50

Proposed Canopy (main building)



Proposed Canopy Elevation
Scale 1:50



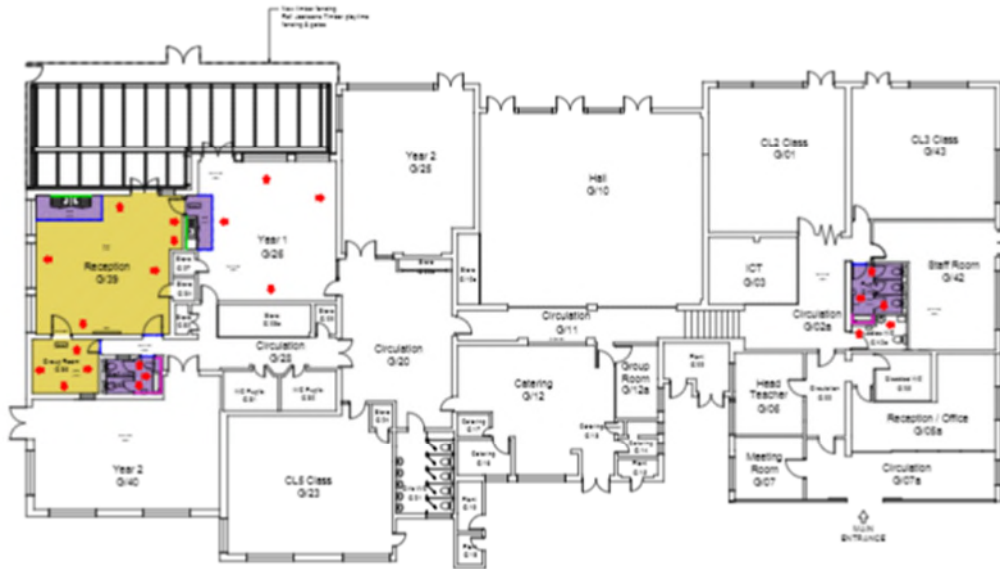
Proposed External Canopy Plan
Scale 1:50

Proposed External Canopy Section
Scale 1:50

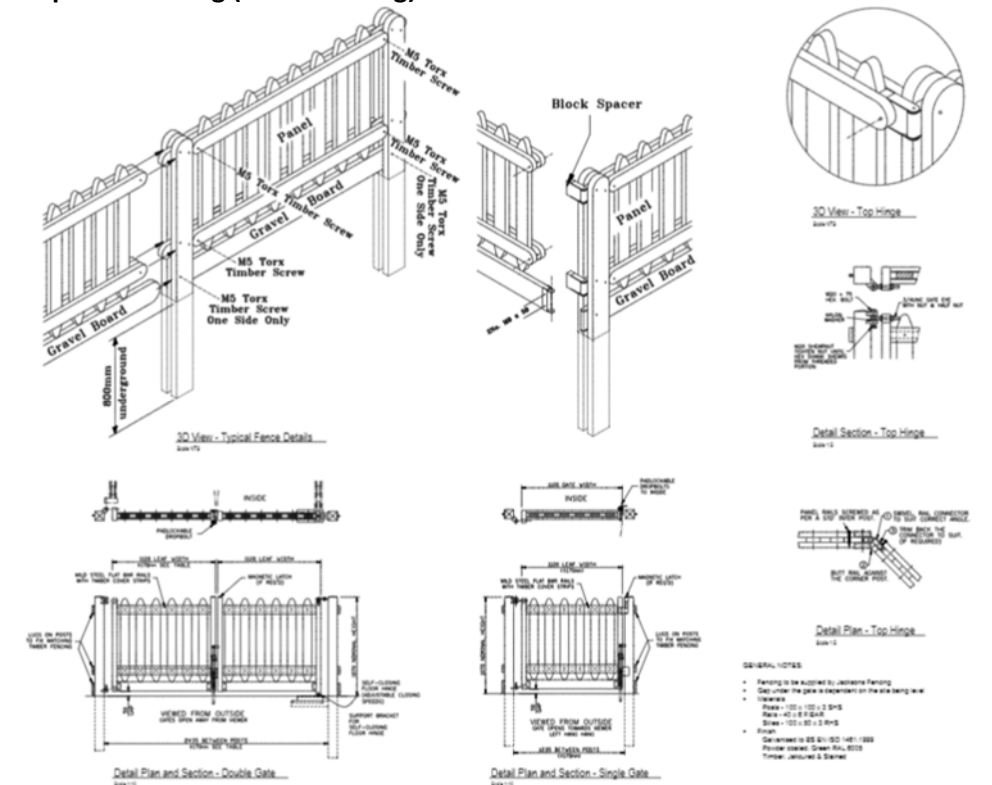
GENERAL NOTES

- This canopy structure conforms to manufacturer's Brochure Ltd (or similar approved)
- The 100mm section is available at www.brochure.co.uk
- Frame has a depth guaranteed to 800mm (see 100mm section)
- Roof covering - Clearspan 1875 x 100 roof
- Roof connections - Full girthing & connections to existing structure
- Details of fixing to ground - Consult landscape to ensure foundations designed to Structural Engineers' details
- Proposed metal fixings to provide weather proofing at junctions between existing building & this canopy structure
- Safety column price lists by www.brochure.co.uk

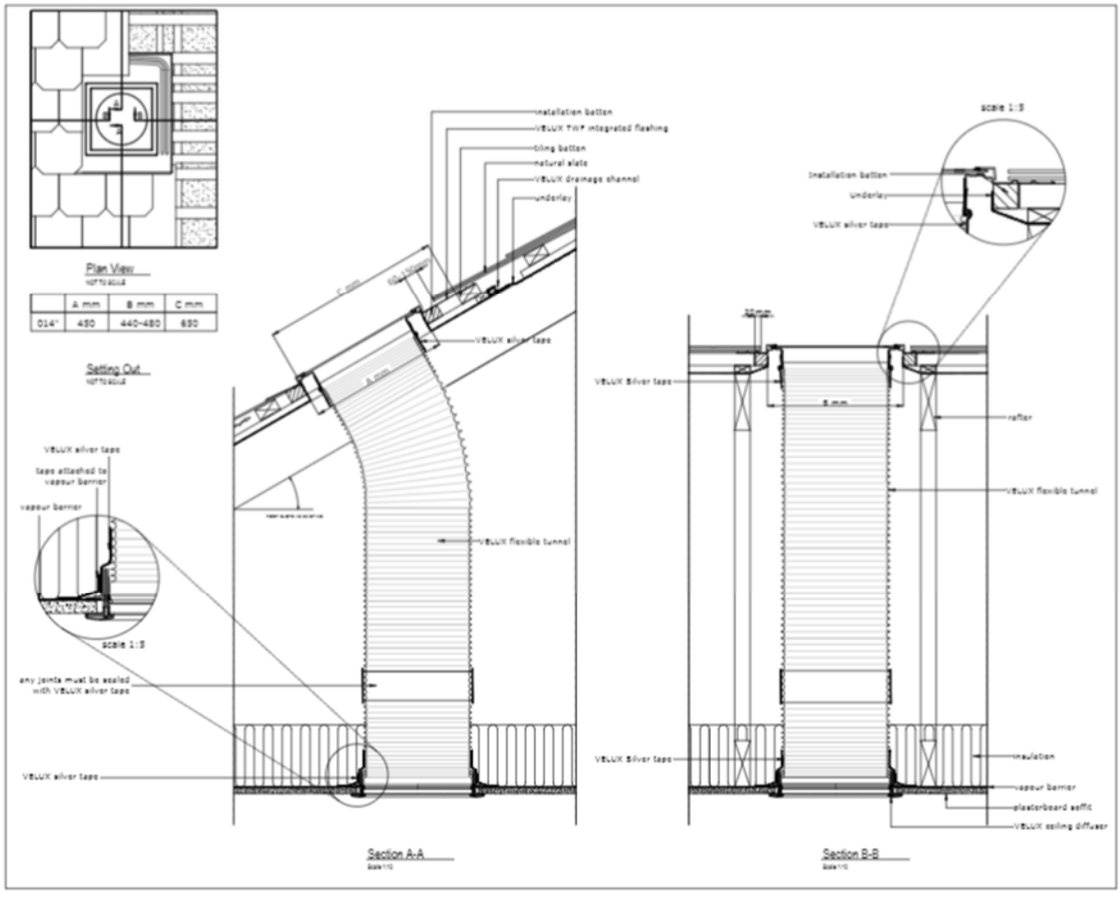
Proposed Floor Plan (main building)



Proposed Fencing (main building)



Proposed Sun Tubes (for nursery building)



Proposed Floor Plan (nursery building)

