

DEVELOPMENT CONTROL PANEL

3 August 2023

Item: 2

Application No.:	23/00519/FULL
Location:	Hilltop First School Clewer Hill Road Windsor SL4 4DW
Proposal:	Detached timber structure
Applicant:	Mrs Hichens
Agent:	Mr Matt Wailes
Parish/Ward:	Windsor Unparished/Clewer And Dedworth East

If you have a question about this report, please contact: Zishan Pervez on 01628 682977 or at zishan.pervez@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed detached gazebo by virtue of its design, scale and open nature would respect the character and appearance of the existing setting of the school field and would not be out of keeping with its surroundings.

It is recommended the Committee grants planning permission with the conditions listed in Section 9 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 for this proposal as it involves an RBWM school site.

3. DESCRIPTION OF THE SITE AND SURROUNDINGS

- 3.1 The application site is a First School situated in Clewer Hill Road in Windsor. The building is single storey, with pitched roofs.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 There is extensive planning history for the site, the most relevant being:

Application Reference	Description	Decision and Date
14/00988/FULL	Construction of single storey infill extension to rear of school, relocation of existing canopy and installation of new canopy	Approved / 14.05.2014
08/02524/FULL	Two storey extension to provide additional classrooms together with revised car parking access road and bin storage	Approved / 23.01.2009
08/00864/FULL	Single storey front extension with canopy and additional hard surface play area	Approved / 16.05.2008
01/80392/FULL	Erection of a single storey extension	Approved / 06.03.2001

- 4.2 The application seeks planning permission to erect a 4.35m by 5.69m gazebo to the west of the school on a grassed area to provide for a social and learning space. The gazebo would have a height of 3.3 metres.

5. DEVELOPMENT PLAN

- 5.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Community Facilities	IF6
Open Space	IF4

Windsor Neighbourhood Plan (2011-2026)

Issue	Neighbourhood Plan Policy
Design in keeping with the character and appearance of area	DES.01
Highways/Parking	PAR.01
Residential Amenity	RES.01

6. 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
Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents

- Borough Wide Design Guide

Other Local Strategies or Publications

Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

Fifteen neighbouring properties were directly notified of the proposal. No comments were received.

8. EXPLANATION OF RECOMMENDATION

8.1 The assessment of the application is set out in the following way:

- i. Enhancement of school facilities
- ii. Impact on the character of the area and street scene;
- iii. Impact on neighbouring amenities;
- iv. Impact on trees;
- v. Biodiversity
- vi. Impact on parking provision and highway safety.

i. Enhancement of School Facilities

8.2 Paragraph 95 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should

a) give weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.'

8.3 Policy IF6 (Community Facilities) of the Adopted Local Plan states:

'1. Proposals for new or improved community facilities which meet the needs or aspirations of local residents and visitors will be supported. Where an assessment identifies specific needs in the local area, proposals to meet that local need will be supported when they are located in areas that are accessible by walking, cycling or public transport.'

8.4 The gazebo will enable the school to provide outside recreational, learning and sheltered space which would provide for additional facilities to cater the requirements of the students. The overall number of pupils would not increase as a result of the proposal.

8.5 Paragraph 99 of the National Planning Policy Framework, and policy IF4 of the Adopted Local Plan protects against the loss of open space. Although the gazebo would result in the loss some existing open space within the school grounds, it is not a significant area, and the gazebo will provide shelter outdoors, which will give greater opportunity to staff and pupils to be outside. Overall, the proposal is not considered to conflict with the aims of National or Local Plan policy in this respect.

ii. Impact on Character

8.6 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Achieving Well-Designed Places) and Borough Local Plan Policies QP1 and QP3, advises that all development should seek to achieve a high quality of design that improves the character and quality of an area.

8.7 The structure is a hexagon shaped gazebo finished in natural timber comprising of timber decking, posts and roof and is semi open with half height timber balustrade along most sides of the structure. The proposed gazebo is 5.69m wide, 4.35m deep and a 3.32m in height. The gazebo is of a modest size and is a simple structure, the open nature and natural wood appearance would appear sympathetic within the site.

iii. Impact on Neighbours

8.8 Due to the single storey nature of the gazebo and the separation between the neighbouring properties at Park Corner (6m from edge of boundary with closest property) and Lodge Way (3.5m from edge of boundary with closest property), it is therefore considered no significant harm will be caused to the immediate neighbouring properties in terms of noise, loss of privacy, outlook, daylight, sunlight or otherwise.

iv. Trees

8.9 There are no trees on site and/or nearby that are of high amenity value that will be impacted by the development.

v. Ecology

8.10 Policy NR2 of the Borough Local Plan sets out that developments will be expected to provide biodiversity net gain.

8.11 The proposal does not include any biodiversity enhancements. However, the school site is considered to have space to implement biodiversity enhancements in order to provide biodiversity net gain. The applicant has agreed to provide details of biodiversity enhancements in the form of bat boxes which are to be secured via a condition.

Conclusion

8.12 As set out in the above paragraphs, the proposal is considered to be acceptable, and is broadly in accordance with the aims of National and Local Plan policy. The application is recommended for approval subject to the conditions listed below.

Appendices to this report

8.13 Appendix A – Location and Block Plan
Appendix B – Proposed Drawings

9. 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 - Adopted Borough Local Plan QP3.
- 3 Details of Biodiversity enhancements, and the timescales to implement them shall be submitted to and approved in writing by the Local Planning authority prior to commencement of development. The measures shall be implemented in accordance with these approved details and thereafter retained in perpetuity.
Reason: To incorporate biodiversity in and around developments in accordance with paragraph 180 of the NPPF and local policy NR2.
- 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.