

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

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

6 July 2016

Item: 8

<b>Application No.:</b>	16/01360/FULL
<b>Location:</b>	Cookham Rise Primary School High Road Cookham Maidenhead SL6 9JF
<b>Proposal:</b>	Rear classroom extension
<b>Applicant:</b>	
<b>Agent:</b>	Mr Phil Grover - Thomson Roddick And Laurie
<b>Parish/Ward:</b>	Cookham Parish
<b>If you have a question about this report, please contact:</b> Susan Sharman on 01628 685320 or at <a href="mailto:susan.sharman@rbwm.gov.uk">susan.sharman@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 The proposed extension is small and located to the rear of the school which is located in a settlement area. It will match the main building in terms of design and scale and will not harm the living conditions of any neighbours or harm the character and appearance of the area. The existing parking arrangements will remain unaltered.

**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 Borough Planning Manager 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 The application site relates to Cookham Rise Primary School, which is located on the south side of High Road. The site is a rectangular shape, with the existing single storey building occupying approximately one-third of the site. Beyond this are the school's playing fields.
- 3.2 The school building adjoins the local library, but the area is predominantly residential, with dwellings located to the north, east and west of the site. The Alfred Major Recreation Ground lies to the south.

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

Ref.	Description	Decision and Date
14/01610/FULL	Installation of roof mounted mechanical ventilation plant and screening.	Approved 31.07.14
11/00144/FULL	Erection of 2 Gazebos.	Approved 01.03.11
10/01272/FULL	Single storey rear canopy area.	Approved 27.07.10
10/01025/FULL	Erection of a log cabin.	Approved 07.07.10
09/01856/FULL	Installation of replacement external play equipment and erection of fence.	Approved 01.12.09
04/41719/FULL	Alterations to door and windows to front elevation of main school building.	Approved 30.04.04

- 4.1 The proposal is for a single storey rear extension, measuring 6.8m by 2.3m. The height will match that of the existing building. The extension is required to enlarge an existing classroom.

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

- 5.1 National Planning Policy Framework Sections: 7 (Requiring 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	Community Facilities
DG1	CF2/3

### Supplementary planning documents

- 5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction

More information on these documents can be found at:  
[http://www.rbwm.gov.uk/web/pp\\_supplementary\\_planning.htm](http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm)

### Other Local Strategies or Publications

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i The impact on the character and appearance of the area;
- ii The impact on the amenities of neighbours; and
- iii Parking.

### The impact on the character and appearance of the area

- 6.2 The proposed extension will square-off an existing part of the school building, which is located at the rear away from the site boundaries. It is a small development of 15sq.m and will match the main building in design and materials. The extension will not be visible from High Road and only partially visible from the recreation ground. It will have no adverse impact on the character or appearance of the area.

### The impact on the amenities of neighbours

- 6.3 The proposed extension will be approximately 20m from the nearest residential property. As such it will not harm the amenities of any neighbours in terms of loss of privacy, loss of light or by appearing overbearing.

### Parking

- 6.4 The proposed extension is to enlarge an existing classroom. This will not lead to the increase in numbers of employees at the school and as such does not give rise to a need for any additional parking. The Highway Authority has raised no objections to the proposal.

## 7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

7.1 Given the nature of the development is not liable for financial contributions.

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

17 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 20/05/16

No letters of representation have been received.

### Statutory Consultees

Consultee	Comment	Where in the report this is considered
Cookham Parish Council	No comment.	Noted

### Other Consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	No objections.	6.4

## 9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B - Elevations
- Appendix C - Planning layout

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPPF.

In this case the issues have been successfully resolved.

## 10. CONDITIONS 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 match those of the existing building unless first otherwise agreed in writing by the Local Planning Authority. The development shall be carried out and maintained 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.