

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

31 August 2016

Item: 5

Application No.:	16/02247/FULL
Location:	Lowbrook Academy Fairlea Maidenhead SL6 3AS
Proposal:	Extension to form new classroom, washrooms, lobby and outside breakout area
Applicant:	Lowbrook Academy
Agent:	Mr Phil Grover
Parish/Ward:	Cox Green Parish

If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposed extension is circa 86 square metres and located to the side of the school which is in a settlement area. It will match an adjoining extension 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 defers and delegates planning permission to the Borough Planning Manager with the conditions listed in Section 10 of this report, provided no new material objections are received within the consultation period, which ends on the 2 September 2016.

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 as the Council has an interest in the land; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is Lowbrook Academy, which is a school with playground, playing fields and a parking area on a largely rectangular site in Cox Green. It is accessed off The Fairway, which is an otherwise residential road.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposed extension would measure some 6.6m by 13.2m, and would contain a classroom, washrooms, and a lobby, and would have a new covered breakout space to the rear. It would have a brick plinth and cedar cladding, and would have a single ply membrane roof. It would match an existing extension which it would adjoin.

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

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 side away from the site boundaries. It is a small development of approximately 86 sqm and will match the adjoining extension in terms of design and materials. The extension will be only partially visible from the road, and will be an attractive addition to the school. 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 35m 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 for a new classroom, and will give rise to two further equivalent full time employees. The school has 48 parking spaces, and this is considered to be sufficient for the total of 27 equivalent full time employees, made up of 11 full time and 30 part time employees.

7. ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

7.1 Given the nature of the development it is not liable for financial contributions, neither would it be CIL (Community Infrastructure Levy) liable.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

3 occupiers were notified directly of the application.
The planning officer posted a notice advertising the application at the site on 2.8.2016

No letters of representation have been received.

Statutory Consultees

Consultee	Comment	Where in the report this is considered
Cox Green Parish Council	To be reported	

Other Consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	To be reported	6.4

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B - Plans
- Appendix C – 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 NPFF.

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 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.