

P/2011/0387/PA

Watcombe Ward

Combe Pafford School, Steps Lane, Torquay

Extension to form office/interview room to side of existing classroom block

Site Details

The site contains a school development towards the outskirts of Torquay. There are two other nearby schools and residential accommodation to the South West and North. The site occupies a corner plot between Moor Lane to the North and Steps Lane to the East. There are a variety of building designs on the site as the school has expanded gradually.

Relevant Planning History

P/2009/1195 - Construction of vocational training centre – PER 28.01.2010

Many other small extension and mobile classroom developments approved.

Relevant Policies

Saved Adopted Torbay Local Plan 1995-2011

BES Built Environment Strategy

BE1 Design of New Development

CF10 New Schools and Improved School Facilities

Proposals

The proposal is for the construction of an extension to the existing classroom block to form an office / interview room.

Consultations

No Comments

Representations

None Received

Key Issues/Material Considerations

The key considerations are the provision of additional resource for the school to operate and the design impacts of such development.

The provision of additional internal space within the school is identified as a need in the applicant's design and access statement and is supported by policy CF10.

The specific site is located to the South side of the main building attached to an existing flat roof link in the corner of the 'L-Shaped' building. In terms of scale the extension is relatively small compared with the other buildings on site. It will not project out as far as the existing building and will also maintain access around the play area to the side.

Whilst the extension will have a flat roof, given the design of the parent building, the affect of the design on the overall area is acceptable.

Sustainability – No relevant considerations

Crime and Disorder – No relevant considerations

Disability Issues – The school building as a whole and including this proposed development is designed to allow for good circulation by all staff and pupils.

Conclusions

The extension will have very little effect on the area or the site itself, given the relatively small scale of the building proposed and its siting. The provision of additional resource space for the school is important for the continued provision of suitable educational facilities. For these reasons the application accords with the relevant Local Plan policies and is recommended for approval.

The application is referred to the Development Management Committee due to the land ownership and given that the Council is the applicant.

Recommendation

Approval