

P/2011/0384/R3

Roundham With Hyde Ward

Curledge Street County Primary School, Curledge Street, Paignton

Revisions to previously approved application P/2009/1038/MR3 to allow for a first floor extension providing 2 additional standard classrooms and child protection/nurture classroom above the previously approved single storey element of the extension proposed

North of site

Site Details

The application site comprises an existing primary school and children's nursery that is situated on both the north and south sides of Curledge Street, adjacent to its junction with Midvale Road. The main part of the school is on the northern side of Curledge Street. The majority of buildings are stone faced although more recent extensions and mobile classrooms have been added. The school is visible in the street scene. There is a line of trees along the northern boundary of the site. The 1970s extension block that was on the application site has been demolished.

The surrounding area is in mixed use. There are a number of residential properties in Curledge Street and residential and commercial properties in Midvale Road. Curledge Street is a one way road. In the Torbay Local Plan 1995-2011 the site is shown as being within the Old Paignton Conservation Area.

Relevant Planning History

P/2009/1038 Demolition works; Formation of new classroom building and Children's Centre building, together with associated landscaping PER - 08/01/2010

P/2009/1039 Demolition works PER - 02/03/2010

P/2010/0450 Removal of stone wall sections and rebuilding of stone wall fronting Midvale Road PER - 24/06/2010

P/2010/0469 Demolition works PER - 18/06/2010

P/2010/0756 Construction of access ramps to proposed childrens centre and change of use between numbers 16 to 20 Curledge Street from public highway to form part of Curledge Street school
REF - 11/11/2010

Relevant Policies

CFS - Sustainable communities strategy

CF1 - Provision of new and improved community

CF10 - New schools and improved school facilities

BES - Built environment strategy

BE1 - Design of new development

BE2 - Landscaping and design

BE5 - Policy in conservation areas

EP1 - Energy efficient design

EP2 - Renewable energy

EP4 - Noise

L9 - Planting and retention of trees

Proposals

The application is to revise the proposal on the north side of the site from a single storey development to a two storey building. At ground floor level four classrooms are proposed with toilets, and offices. At first floor level a further two classrooms, staff room, offices, library and toilets are proposed. The applicant advises that this will enable all key stage 1 teaching to be carried out on the north side of the site, whereas currently pupils have to cross Curledge Street for some lessons. The proposal also provides the opportunity to introduce additional facilities needed by the school.

There have been extensive discussions relating to the design of the proposed extension. Revised

plans are awaited.

Consultations

Highways: consultation response awaited

Arboricultural Officer: consultation response awaited.

Conservation Officer: no objection

Representations

One letter of objection received and reproduced at P.200.

The following issues are raised;

* Loss of light to properties in Grosvenor Road

* Impact in appearance and character of conservation area.

Key Issues / Material Considerations

The main issue to be considered is the effect of the proposal on the appearance and character of the area.

Principle and Planning Policy -

The majority of the existing school buildings on the site are two storey, and therefore there would be no objection to the principle of increasing the height of the extension from single storey to two storey. A two storey building would make effective use of floor space on this restricted site and would be consistent with the character of the area. A recessed glazed link was previously approved to join the new development to the existing building and this would provide an effective transition from the older buildings on the site to the new building. The previously approved single storey extension had a modern appearance. Considerable negotiations have been carried out in respect of the design of the proposed extension and revised plans are awaited. The main consideration is to achieve a scheme that reflects the appearance, character, scale and appearance of the existing buildings on the site. Subject to the design being appropriate the principle of improving school facilities is consistent with Policy CF10 in the Torbay Local Plan 1995-2011.

The nearest residential property to the site is accessed from the lane to the north off Midvale Road. This property is at a higher level than the application site. In the design and access statement it advises that high level windows will be provided to staff room on the north elevation to prevent overlooking. In addition the proposed building at the nearest part to the garden of this property would be single storey.

Environmental Enhancement

There is an important line of 11 Lime trees along the front boundary of the site with Curledge Street. The Arboricultural Officer has previously advised that these should be retained in the interest of the visual amenity of the site. It is not clear from the submitted plan that all the trees will be retained and confirmation of this has been sought from the architect. It will be appropriate to impose a condition requiring tree protection measures to be in place during construction.

Socio economic considerations

The proposal represents an investment in education provision which will have operational benefits for the school and provide enhanced facilities on the site such as a nurture/child protection room. This investment will have the potential to improve social objectives in the neighbourhood through improved education and support.

Sustainability

The applicant advises that the proposal will incorporate a low energy concept and non reliance on cooling systems combined with high efficiency gas fired heating system to provide good returns on energy consumption over the lifespan of the proposed extension.

Level access will be provided into the building from external areas. The proposed extension will

include a lift to provide access for wheelchair users to first floor level.

Conclusions

In conclusion, the proposal constitutes an investment in education facilities which is consistent with Policy CF10 in the Torbay Local Plan 1995-2011. Subject to the satisfactory design of the proposed building being consistent with the objectives of Policies BES, BE1 and BE5 in the Torbay Local Plan 1995-2011 and satisfactory observations from the Arboricultural Officer the proposal would constitute an acceptable form of development in this location.

Recommendation

Subject to the receipt of satisfactory revised plans, satisfactory observations from the Arboricultural Officer and no additional representations received during the consultation period; Conditional Approval

Condition(s):

01. No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery or materials are brought on to the site for the purposes of development or any other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason: To safeguard the existing trees and hedges in accordance with Policy L9 of the Torbay Local Plan 1995-2011.

02. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.