

Application Number

P/2012/1002

Site Address

Curledge Street County Primary School
Curledge Street
Paignton
Devon
TQ4 5BA

Case Officer

Mrs Helen Addison

Ward

Roundham With Hyde

Description

Construction of a new link corridor extension (revision to permission P/2011/0384/R3)

Executive Summary/Key Outcomes

The application is retrospective and is for minor alterations to the external appearance of the link corridor between the original school building and the recently constructed two storey extension. The proposed alterations make a positive contribution to the appearance and character of this part of the Old Paignton Conservation Area.

Recommendation

Approval

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. This application relates to the main part of the school which is on the northern side of Curledge Street. The original school buildings are stone faced. On the northern side of the road a new two storey extension has just been completed. The school is visible in the street scene. There is a line of trees along the northern boundary of the site.

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.

Detailed Proposals

This is a retrospective application for a revision to the design of the link corridor between the original school buildings and the new two storey extension.

Following revisions to the internal layout of the school, part of the existing building is proposed to be retained. This has resulted in the following revisions to the link corridor;

- Change from timber cladding to Marley Eternit cladding panels
- Form an enclosed area to the south of the link corridor with a new metal railing balustrade to the top of the wall
- Revision to rear (north elevation) due to part retention of existing building

Summary Of Consultation Responses

None

Summary Of Representations

None

Relevant Planning History

Extensive previous planning history. Most recent applications are as follows;

| | |
|-------------|---|
| P/2009/1038 | Demolition works; Formation of new classroom building and Children's Centre building, together with associated landscaping. Approved 08/01/2010. |
| P/2009/1039 | Demolition works. Approved 02/03/2010. |
| P/2010/0450 | Removal of stone wall sections and rebuilding of stone wall fronting Midvale Road. Approved 24/06/2010. |
| P/2010/0469 | Demolition works. Approved 18/06/2010. |
| P/2010/0756 | Construction of access ramps to proposed children's centre and change of use between numbers 16 to 20 Curledge Street from public highway to form part of Curledge Street school. Refused 11/11/2010. |
| P/2011/0384 | Revised plans received, elevation details changed 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. Approved 19/08/2011. |
| 2011/0751 | Engineering works to form an access ramp and new school gates, approved 21.9.11 |
| 2011/1345 | Engineering works to form an access ramp together with the installation of new school gates (revised proposal) approved 23/2/12 |

Key Issues/Material Considerations

The main issue is the impact of the revised scheme on the appearance and

character of the Old Paignton Conservation Area.

Principle and Planning Policy -

The principle of improving school facilities is consistent with Policy CF10 in the Torbay Local Plan 1995-2011. Policies BES, BE1 and BE5 require new development within a Conservation Area to enhance the appearance and character of the area. Para.56 in the NPPF encourages good design and para. 72 supports development that will widen choice in education.

The proposed revisions to the link corridor will slightly change the appearance of this part of the new extension. The design and materials that have been used are consistent with the new two storey extension and look acceptable in this location. The revision to the northern side of the link corridor will not be visible in the street scene. The proposal will enhance the appearance and character of the Conservation Area.

Closing the gap -

The investment in school facilities in a town centre location will provide enhanced education provision for local residents.

Conclusions

In conclusion, this application is retrospective and is for a minor revision to the design of the link corridor between the original school building and new two storey extension. It is required to improve the facilities within the school. The changes are minor and the resulting development enhances the appearance and character of this area.

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