

**P/2011/0664/PA**  
**Tormohun Ward**  
**Torre C Of E Primary School, Barton Road, Torquay**  
**Formation of single storey extension to form office**

**Site Details**

The site contains the single storey school building, raised above the level of the road to varying degrees due to the topography of the area. To the North of the school buildings are the playing fields. Dividing the school from the road is a low wall with landscaped banking. There are hedges around the particular area of the site affected by this application. The site is bounded to the West by Barton Road and to the South by dwellings.

**Relevant Planning History**

- P/1985/2759 Scout Hut – PER 20/11/1985
- P/1985/3458 Erection Of Scout Hut - PER 29/01/1986
- P/1995/1059 Extension Of Existing Study Area To Form New Library And Store - PER - 13/10/1995
- P/1996/1345 Siting Of Mobile Classroom For Resources Centre (As Revised By Plans Received 16/12/96) - PER - 03/01/1997
- P/2000/0140 Alterations And Erection Of Extension To Existing Classrooms – PER 27/03/2000
- P/2001/1472 Erection Of Detached Building To Provide "Pre School" Teaching Facilities And Outdoor Play Area (Revised Scheme) (As Revised By Drawing No. 99.715.00 Received On 20 November 2001) – PER 29/01/2002
- P/2009/0885 Alterations and extension of existing classroom - PER - 19/10/2009

**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 application seeks consent for the addition of an office space to the South West corner of the building. It will infill the space between the existing office/reception and a classroom. A new step will be created outside of the office to provide external access. The hedging that in part obscures this section of the building will not be affected. The extension will be clad using a Marly Cedral fibre cement cladding system with UPVC windows and door.

**Consultations**

No Comments Received.

**Representations**

No Representations Received.

**Key Issues/Material Considerations**

The materials used will contrast with the existing but it is not considered that they will have a harmful impact on the character of the existing building. The contrast will show the modern addition and not make an attempt to copy the existing building. In any case, given the landscaping there will be a minimal affect on the streetscene.

The extension is single storey as with the rest of the building and it is of a scale appropriate to the site.

The office extension will fit well within the site and context of the building. It does not overdevelop the site and neither does it impact on the playing field or external space used for education.

Neighbouring residential properties are of a sufficient distance from the extension so as not to be affected. The development does not extend beyond the line of the existing school building in any case.

**Sustainability** – No relevant considerations

**Crime and Disorder** – No relevant considerations

**Disability Issues** – No relevant considerations

**Conclusions**

The application is considered to provide additional facilities to the existing school that does not impact on the built environment, the residential amenity surrounding, or the site in its context. The proposal therefore accords with the local planning policies BES, BE1 and CF10 as set out in the Saved Adopted Torbay Local Plan 1995-2011. For this reason the application is recommended for approval.

**Recommendation:**

Approval.

**Informatives:**

01. The proposal was considered against policies BES, BE1 and CF10 of the Saved Adopted Torbay Local Plan 1995-2011. In the opinion of the Local Planning Authority it is not in conflict with the policies as no harm is caused to the character or appearance of the existing building or the wider context and there is also no detrimental effect on the amenity of the neighbouring occupiers.