

**Application Number**

P/2011/1351

**Site Address**

Barton County Junior & Infant School  
Barton Hill Road  
Torquay  
Devon  
TQ2 8JA

**Case Officer**

Mr Alexis Moran

**Ward**

Shiphay With The Willows

**Description**

Formation of extension to provide new main reception facilities, replacement windows, provision of accessible parking spaces, realignment of paths, removal of pedestrian entrance gate and engineering works to improve grass play areas

**Executive Summary/Key Outcomes**

The application seeks permission for improvements to existing green play space and the accessibility of the site through alterations to levels to provide lower gradients. An extension to form additional office space is proposed to the front of the property. This will act to improve orientation throughout the site as it would act as a focus for visitors and parents whilst also providing additional surveillance to the school.

**Recommendation**

Approval.

**Site Details**

The site contains a large Infant and Primary school campus with an extensive frontage to Barton Hill Road. To the rear is a play area, an access and car park. One side of the site is bordered by dwellings the other with a church and associated building

**Detailed Proposals**

The application seeks permission for the addition of an extension to the front of the School, a small addition to the NE facing side elevation, additional accessible parking spaces, replacement windows the realignment of pathways and some engineering works to provide more accessibility. Some of the works including the alterations to the pathways and the vast majority of the replacement windows (i.e. those which are 5 metres or more from the boundary) are permitted development and therefore do not require planning permission.

The proposed extension to the front of the building to provide improved office space has been designed in contrast to the main building to act as a focal point

for visitors and which also acts as a distinct marker between new and old rather than attempting to copy the original building. This building will be framed with a render finished with the majority of the elevation being glazed. A small extension on the side is proposed to provide new toilets to the nursery.

The front play area is to be made more usable through reducing the existing slope through cut and fill and made more elliptical in shape. The rear play area is to be made more accessible and more usable, this is not of a regulation size so as to play official games on but acts as an additional facility.

### **Summary Of Consultation Responses**

*Highways Officer:* Due to existing accesses with the public highway being utilised Highways raise no objection.

*Arboricultural Officer:* Awaiting comments

### **Summary Of Representations**

A total of 3 letters have been received commenting on this application 2 of which object to the proposals. The main planning issues brought up relate to highways safety and the removal of trees. These are re-produced at Page T.205.

### **Relevant Planning History**

None.

### **Key Issues/Material Considerations**

The key issues to consider in relation to this application are whether the alterations safeguard the existing playing fields within the school site and that the proposals can be accommodated without undue detriment to surrounding residential areas.

The playing field to the rear of the school has been altered to be more accessible and usable, although this is not suitable for official school games due to its size; it is a useful play area none the less. Similarly improvements are also proposed to the grass play area to the front of the school to make it more level and therefore creating an enhanced play space.

The proposed works, specifically those requiring excavation and those relating to car parking are deemed to be sufficiently accommodated without causing undue detriment to neighbouring residential properties.

The extensions to the front and side of the school are, by reason of their size and design, deemed to be acceptable for planning approval. The extension to the front of the school has been designed in contrast with the original school building so as to appear as a focal point to visitors and parents and is considered to be an acceptable form of development. The use of aluminium replacement windows is considered to be acceptable where required.

**Accessibility -**

The development proposes improved accessibility for vehicles and pedestrians.

**Conclusions**

The proposed developments are considered to be acceptable having regard to applicable national and local planning policies and having taken all relevant material considerations into account. It is therefore considered that planning permission should be granted.

**Condition(s)/Reason(s)**

01. Within two months of the completion of works to the parking area and pathways, the verge and hedge, which are to be altered during construction to provide temporary pedestrian access, shall be reinstated and remain at all times thereafter.

Reason: In the interests of the amenities of the area and in accordance with policies BES, BE1 & CF10 of the saved adopted Torbay Local Plan 1995-2011.

**Informative(s)**

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

BES, BE1, CF10, T25 & T26

**Relevant Policies**

BES Built environment strategy  
BE1 Design of new development  
T25 Car parking in new development  
T26 Access from development on to the highways  
CF10 New schools and improved school facilities