

P/2011/0092/PA

Watcombe Ward

Watcombe Primary School, Moor Lane, Torquay

Alterations and extend existing galvanised steel frame/glazed canopy to match existing

Site Details

Watcombe Primary School occupies a range of single storey buildings on the south side of Moor Lane. At the western end, these buildings are linked to the Sure Start and nursery building by a glazed covered outdoor play area.

Relevant Planning History

P/2005/0584 Erection Of Children's Centre With Training Rooms, Consulting Rooms Etc And With New Vehicular/Pedestrian Access. Approved.

P/2008/1505 Formation of external buggy shelter and extension of building under existing covered roof area. Approved.

Relevant Policies

Saved Adopted Torbay Local Plan 1995-2011

Proposals Map: Community facility CF8.1

Other Policies:

CF10 New Schools and improved school facilities

Proposals

The proposal is to extend the above-mentioned glazed roof to provide an enlarged covered outdoor play area. Its purpose would be to increase the flexibility of the outdoor area during hot and inclement weather. The existing glazed roof that rises upwards from the Moor Lane side would be extended by adding a complete rear roof slope to line up with an existing canopy. In addition, alongside this new rear roof slope, on its east side, there would be an additional glazed roof, finishing, at its highest point, with a vertical face of glass in line with the rear elevation of the existing school building. The new eastern roof slope would be 0.4m lower in height than the ridge of the existing glazed roof.

Materials: Galvanised steel frame: Glazed canopy roof.

The application is supported by a Design & Access Statement.

Consultations

No comments.

Representations

No objections received at the time of the preparation of this report. Any comments received will be reported at the meeting.

Key Issues/Material Considerations

The main issue in this case is the resulting appearance of the school premises in the public view.

The proposals would represent a relatively minor alteration to the appearance of the school premises. The design and materials would reflect those of the adjacent Sure Start/nursery building.

Policies CF8 and CF10 of the Local Plan provide for extensions and the improvement of school such as Watcombe Primary School, so long as the proposals can be accommodated without undue detriment to surrounding residential areas.

It is considered that the proposal would not result in material detriment to the visual amenities of neighbouring residential occupiers on the north side of Moor Lane, or on Isambard Court to the south, and the resulting appearance of the premises in the public view would be acceptable.

Sustainability - Environment Agency Flood Risk Map Status: Flood Zone 1. Standard advice applies. Surface Water Drainage: This outdoor area is already surfaced – No new issues arise.

Crime and Disorder - No special issues.

Disability Issues – No special issues.

Conclusions The proposal is supported as it will improve the amenities of the school premises and reflects Local Plan Policy criteria.

Recommendation:

Approval

Informatives:

01. Summary of reasons for the grant of permission: This proposal meets Local Plan policy criteria because of its size, siting and design. The scheme is appropriate in respect of its appearance and its impact on nearby residential occupiers.