

Application No: 09/1292W
Location: GORSEY BANK COUNTY PRIMARY SCHOOL, ALTRINCHAM ROAD, STYAL, WILMSLOW, CHESHIRE, SK9 5NQ
Proposal: PROPOSED FOUR CLASSROOM EXTENSION AND ANCILLARY ACCOMODATION FOLLOWING DEMOLITION OF EXISTING BUILDING.

For MR PETER DAVIES, CHESHIRE EAST COUNCIL

Registered 01-Jun-2009
Policy Item No
Grid Reference 383602.85 381291.61

Date Report Prepared: 19th June 2009

SUMMARY RECOMMENDATION

Authority be delegated to the Head of Planning and Policy to consider any representations and consultation responses as part of the consultation period

MAIN ISSUES

Impact of the development on:
Character and appearance of the locality
Residential amenity

1. REASON FOR REFERRAL

The application has been referred to the Northern Planning Committee by the Head of Planning and Policy.

2. DETAILS OF PROPOSAL

Cheshire East Council has applied for planning permission to provide a replacement extension at Gorsey Bank Primary School following the demolition of the existing building which is considered to be unsafe.

3. RELEVANT HISTORY

5/08/2055p (Delegated approval with conditions)

Erection of two temporary 2-classroom mobile units together with ancillary works for a period of 12 months

5/07/1411p (Withdrawn)

Erection of 2m high clack powder-coated steel vertical bar boundary fencing with 2m wide single access gate to match

5/05/1980p (Delegated approval with conditions)

Proposed replacement 4 classroom block extension, removal of one twin and two single temporary classrooms and proposed hall extension

5/04/3001 (Delegated approval with conditions)

Proposed replacement 4 classroom block extension, removal of one twin and two single temporary classrooms and proposed hall extension

4. POLICIES

Regional Spatial Strategy (NW)

Policy DP7 'Promote Environmental Quality'

Macclesfield Borough Local Plan Policy

BE1 Design Guidance

H13 Protecting Residential Amenity

DC1 Design – New Build

DC2 Extensions and Alterations

DC3 Amenity

RT1 Open Space

Other Material Considerations

PPS1 Delivering Sustainable Development

5. CONSIDERATIONS (External to Planning)

Environmental Health:

No objection.

Design Officer:

No issues raised in relation to Design.

Ecology:

It is not anticipated that there would be any significant ecological impacts associated with the proposed development.

Landscape:

No objection.

Trees:

Views awaited at the time of writing this report.

6. VIEWS OF THE PARISH / TOWN COUNCIL

Views awaited at the time of writing this report.

7. OTHER REPRESENTATIONS

No representations have been received at the time of producing this report.

8. APPLICANT'S SUPPORTING INFORMATION

Design & Access Statement

- School was originally constructed in the 1960s and has been subject to various alterations and extensions during the interim years.
- Design – applicant sought high quality and inclusive design in terms of both impact and function in line with the approach set out in PPS1.
- Layout – Plan and location of the building is based upon the existing building footprint in order to reduce environmental impact.
- Infill area adjacent to existing two storey block to create group rooms and storage
- A separate entrance included in proposal to provide greater flexibility of use.
- Scale & Appearance – proposal sympathetic in scale to existing building, which apart from a two storey block, is mainly single storey.
- Materials to complement existing school building

9. OFFICER APPRAISAL

Principle of Development

The principle of the development has already been accepted under previous planning permission *5/05/1980p*. This application seeks to replace the development which was permitted under that permission, subject to design variation, as the building has been deemed unsafe for use. The site is allocated as an area of existing open space in the Macclesfield Borough Local Plan, however the footprint of the proposed replacement extension will not encroach beyond the existing footprint, with the exception of infill areas, and as such will not impact upon open space provision at the site. The proposal is in compliance with policy RT1 of the Macclesfield Borough Local Plan.

Policy

It is considered that the proposal is in accordance with the policies laid out above

Highways

The application does not propose any alterations to the existing access or parking provision on site and therefore should not raise any highway concerns.

Design

The existing school is a 1960s flat roof construct that has been subject to incremental alterations and extensions in more recent times. These alterations have led to variations of building style and design across the site, incorporating extensions with pitched roofs, mono-pitched roofs and flat roofs. The extension proposed in this application proposes to replace the existing mono-pitched extension with a pitched roof single storey design. It is considered that the proposed extension is of a better quality design than the existing extension which is to be replaced; would compliment rather than detract from the appearance of the school; and is more appropriate to the character and appearance of the locality. Furthermore the proposed extension would reflect an additional extension to the West of the site, providing more continuity across the site in design terms and allowing the extensions to appear subordinate to the main school building.

The materials proposed have been chosen to match / complement the existing building and these would be conditioned as part of any approval. An additional entrance with canopy is proposed in the extension in order to create greater flexibility for use and access throughout the site. This is considered to be more acceptable in design terms compared to the existing building which presents a blank elevation, and would also enhance accessibility at the school. The Council's Design Officer has not raised any concerns in relation to design.

In consideration of the above, the development is in accordance with policies BE1 'Design Guidance' and DC1 'Design – New Build' of the Macclesfield Borough Local Plan.

Amenity

The proposed replacement extension is located to the side and rear of the existing school and as such, views of the development from Altrincham Road will be minimal, and are restricted further due to the existing hedgerow and substation. The application site is well screened from properties and potential views from the North, West and East by the existing boundary treatment which consists of well established trees and vegetation. Views from these areas will also be some distance from the development across the playing field / playgrounds, and against the backdrop of the existing school complex. As a result it is considered that the visual and landscape impact of the development is negligible.

The closest property to the development is number 116 Altrincham Road which is adjacent to the site and approximately 31 metres from the corner of the proposed building. The extension is however, set back from this property and given the existing screening, it is unlikely that the development would have a detrimental impact on the amenity of this property. The proposed additional entrance is also in this location, however it is not considered that it would give rise to any additional impacts upon neighbouring amenity given the existing use of the site.

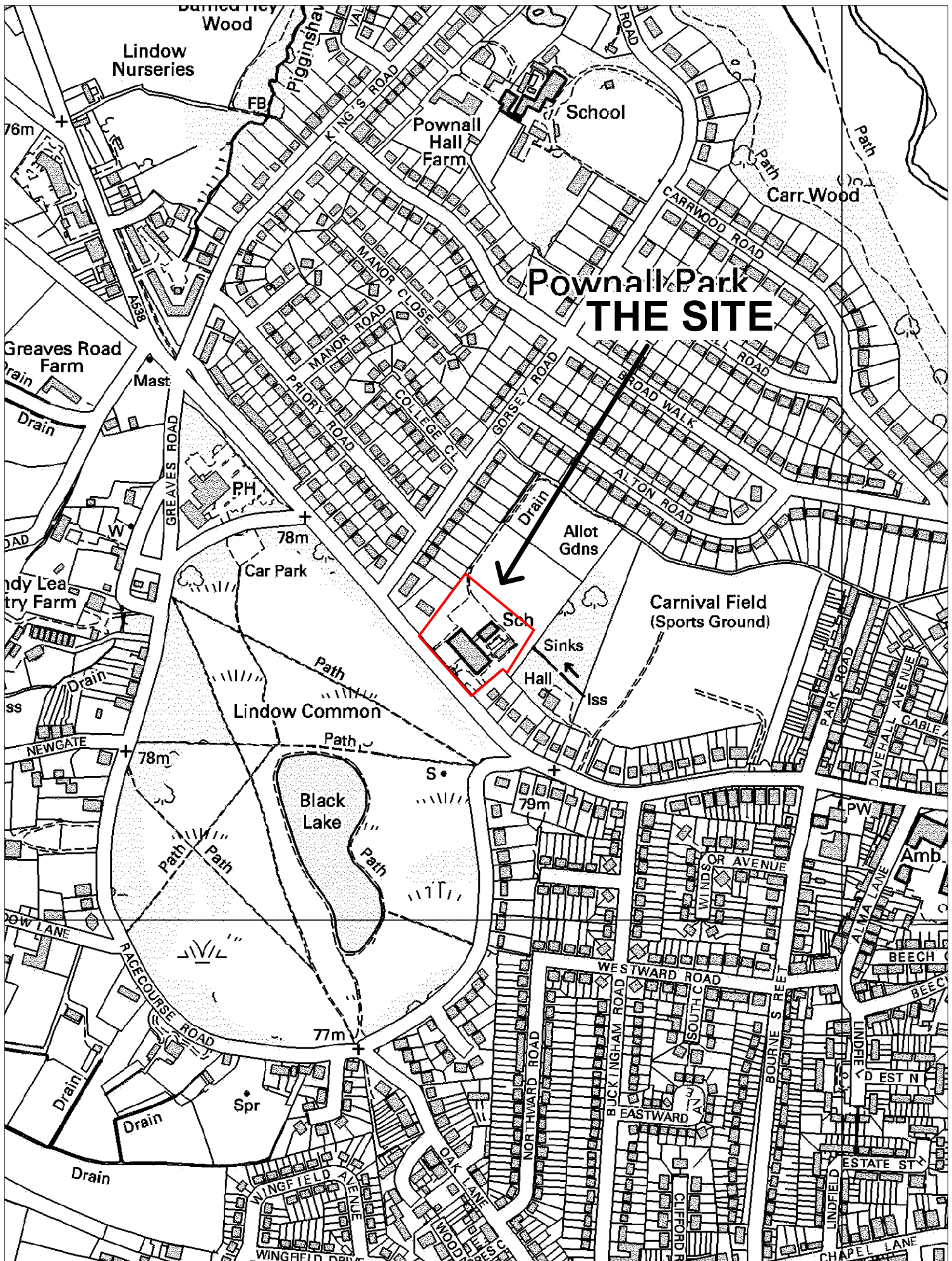
The issue of amenity has been considered and in particular the impact of the proposed development on the neighbouring property. It is considered that the proposed development complies with policies H13 'Protecting Residential Amenity' and DC3 'Amenity' of the Macclesfield Borough Local Plan.

10. CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal is to provide a replacement extension at Gorsey Bank Primary School, following the demolition of an existing extension. The proposed extension will generally follow the existing building footprint, with the exception of an infill area to the rear of the school to provide group rooms and the provision of an accessible toilet / entrance area to the south east. The extension will provide four classrooms which will remove the need for the existing temporary mobile classrooms which are currently located to the rear of the school. The development is considered to be acceptable in principle in terms of design, and it is not considered that the proposal would have an adverse impact on neighbouring amenity. As such, it is recommended that planning permission should be granted for the development subject to appropriate conditions and subject to no adverse comments raising any new matters of objection.

11. RECOMMENDATIONS

The committee is invited to resolve that Authority be delegated to the Head of Planning and Policy to approve the application subject to appropriate conditions and subject to no adverse comments raising any new matters of objection.



09/1292W - GORSEY BANK COUNTY PRIMARY SCHOOL, ALTRINCHAM ROAD, STYAL, WILMSLOW

N.G.R. - 383,600 - 381,310

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..



Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. A22GR - Protection from noise during construction (hours of construction)
5. A23GR - Pile Driving