

APPLICATION NUMBER: 24/00288/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00288/FUL

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 06.06.2024 EXT OF TIME 13/06/2024

Address: Deeplish Community Primary School Derby Street Rochdale OL11 1LT

Proposal: Single storey extension to existing school to provide additional classroom space together with alterations to existing yard area

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

APPROVE SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: LA DATE: 13.06.24

SITE

The site relates to Deeplish Community Primary School, Derby Street, Rochdale.

The building is single storey, with a flat roof. The application relates to a single storey extension to the existing annexe facility on the site, sited directly adjacent to the annexe's main entrance.

PROPOSAL

The proposal relates to a single storey extension to the existing school to provide an additional classroom space together with alterations to existing yard area.

The area the proposal is located is within the school grounds, and would be sited adjacent to the main entrance of the annexe building which occupies the Nursery.

The extension would be sited where the existing external store is and project the extension towards the east, resulting in an L shaped building. The extension would occupy a classroom, a nature room and a learning pod; specific to facilitating the SEN needs of pupils.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 – Sustainable Places

Policy JP-P5 – Education, Skills and Knowledge

Adopted Rochdale Core Strategy (CS):

SO2	Creating successful and healthy communities
C7	Delivering Education Facilities

SO3	Improving design, image and quality of place
P3	Improving design of new development

DM1	General Development Requirements
-----	----------------------------------

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
-------	--------------------

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

08/D51154 - Single Storey Extension To Form Store Room, Office And WC Facilities
- Grant subject to conditions - 2008-09-16

10/D53172 Erection Of 2 Single Storey, Temporary Teaching Units Providing Teaching, Toilet And Storage Facilities. Grant subject to conditions 2010-06-11

10/D53183 Proposed Remodelling, Extensions And Rebuilding Of Entrance Area And New First Floor Extension To Primary School Grant subject to conditions 2010-06-14

10/D53573 Demolition Of Existing School And Erection Of Replacement Two Storey School Grant subject to conditions 2010-10-27

CONSULTATIONS

Highways And Engineering

No objections

'We do not expect any significant increase in the volume of traffic generated by this proposal.

An additional parking provision of 3 parking bays should be provided as a result of this development. I however do not believe we could sustain an objection to this proposal on insufficient parking alone.

Access to the site does not change.

Servicing the site will not change as a result of this proposal.

No new highways are proposed as a result of this proposal.

No changes to existing highways are as a result of this proposal.

We have no new road safety concerns as a result of this proposal once construction is completed'

Second response following queries from Officers:

My apologies this should read as 2 additional parking bays not 3.

This is the parking standard for additional facilities. There is no guarantee that the classroom will continue to operate as outlined in the future so future use must be provided for at this stage.

The majority of Road Safety issues caused around schools are due to insufficient parking. Vulnerable young people should be protected from hazardous situations and as such we request the additional parking.

Env Health - Noise/Odours

This section has no objections to the proposals

Lead Local Flood Authority/Drainage

No objections. Pre commencement condition requested.

Schools Service

No comments received to date

REPRESENTATIONS

The application was publicised by way of neighbour notification. No letters were received.

ANALYSIS

Principle of Development

CS Policy C7 emphasises the requirement to improve education, skills and training in the borough and raise educational achievement by providing good quality educational facilities and promoting growth of existing and new facilities. Similarly, the NPPF in paragraph 99 states it is important a sufficient choice of school places is available to meet the needs of existing and new communities, and emphasises LPA's should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications. Further to this, Policy JP-P5 of the Places for Everyone Joint Development Plan, states that enhancements to education to benefit existing and new residents will be promoted, including by enabling delivery of new and improved accessible facilities for all ages.

The application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The proposal relates to alterations to the existing school building only.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C7, Saved UDP policy G/D/1 and the NPPF.

Visual amenity

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposals would replace an existing rear extension to the annexe nursery building, and would remove the external store. A single storey extension would project from where the existing external storey is outwards by 12.3m, in order to accommodate an additional classroom and nurture room. A canopy would be located on the eastern end of the classroom.

The play area as existing would be replaced with a bike track, and the surrounding area would be re-landscaped, removing the soft landscaping and replace with a canopy and artificial turf.

The proposed materials, doors and windows are to match the existing building which is considered acceptable.

In conclusion the proposed alterations to the building would be in keeping with the existing building and would be in compliance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity

Protection of residential amenity is considered under Paragraph 135 of the NPPF which states developments should ensure a high standard of amenity for existing and future users. Policy DM1 of the adopted Rochdale Core Strategy also states development proposals should ensure they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

The extended part of the building would be 21m away from the nearest residential property on Hare Street. While the proposed extensions would increase the massing of the building, this would not result in undue visual intrusion to the occupiers of these neighbouring dwellings to the west.

The proposal is required to occupy the needs of children with special educational needs. It is not clearly expressed that the intended purpose is for the increase in number of children or intensification of the use. In any case, the proposal would enhance education of benefit to existing communities and improve facilities, and this would not result in the increase of unacceptable noise impact upon adjacent residents. The Council’s Environmental Health Officer was consulted on the noise impacts of the proposal, and no objections were raised.

Highways

Relating to sustainable transport, Paragraph 111 of the NPPF states ‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

Policy DM1 sets out the general development requirements and establishes that proposals should not adversely impact on highway safety. To fully assess this matter consultations have taken place with Highways officers who have confirmed no objection to the application. As such the application is considered to be acceptable in terms of highway safety and in accordance with policy DM1 in this regard. There are no additional public safety concerns with the application and as discussed above the application is considered to be acceptable in terms of amenity.

The Council’s Highways Officer was consulted on the application and stated as a result of the works 2 additional parking spaces should be provided. However, the application form does not state any additional staff are to be generated as part of these proposals, in addition to the proposal would not remove any existing parking spaces. The proposed classroom would be relatively small, and the facility seeks to provide SEN provision to the existing school. The school is located relatively close to the town centre, is located within a dense residential area. As such, it is not considered the lack of 2 additional spaces would have an unacceptable impact upon the proposal, and would not result in any new road safety concerns, or unacceptable impact upon highway safety.

RECOMMENDATION: Approve subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-
 - Proposed elevations - 2023.036.PL06A
 - Proposed roof plan - 2023.036.PL08A
 - Proposed site plan - 2023.036.PL10
 - Proposed floor plan - 2023.036.PL03
 - As existing and proposed annexe building new S.E.N facility - 2023.036.PL04

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and the 'Proposed elevations – 2023.036.PL06A' and as detailed on the 'As existing and proposed annexe building new S.E.N facility - 2023.036.PL04' plan, insofar as it relates to the new bike track with artificial turf centre.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant:

None