

App.No: 150471 (PPP)	Decision Due Date: 17 June 2015	Ward: St Anthonys
Officer: Toby Balcikonis	Site visit date: 15 June 2015	Type: Planning Permission
Site Notice(s) Expiry date:		
Neighbour Con Expiry: N/A		
Press Notice(s): N/A		
Over 8/13 week reason: The application is within date		
Location: Langney CP School, Chailey Close, Eastbourne		
Proposal: Proposed temporary single classroom, ramp and steps.		
Applicant: East Sussex County Council		
Recommendation: No Objection		

EXECUTIVE SUMMARY:

The application is being made on behalf of East Sussex County Council's Children's Services (ESCC CS) for the grant of a temporary 5 year permission for the addition of 1 no. temporary 'mobile' classroom at Langney Primary School due to an increase in pupil enrolment resulting in the need for additional teaching accommodation.

It is recommended that no objection be granted to the siting of the proposed classroom, as it is considered not to result in unacceptable impact to visual or residential amenity and will satisfy the current fluctuation in enrolment numbers in the school.

Relevant Planning Policies:

Eastbourne Core Strategy Local Plan 2006-2027

C8: Langney Neighbourhood Policy

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

HO20: Residential Amenity

Site Description:

This 1950's primary school is located at the end of Chailey Close, and is bounded by residential properties (Etchingam Road, Marsden Road, Keymer Close and Redford Close) on three sides, and Bishop Bell School the East.

Relevant Planning History:

110536 Installation of mobile classroom unit and associated works. Application is for planning permission until August 2016. County Council - No Objection 07/10/2011

140709 Erection of three tensile canopies. Planning Permission Approved conditionally 09/07/2014

Proposed development:

Consent is required for the siting of a temporary 'mobile' classroom with a footprint of approximately 66m² to be positioned between an existing temporary building (the subject of previous application ref: 110536) and the existing school building. The new temporary structure would be located adjacent to the staff carpark adjacent to the Northern Boundary shared with the residential properties of Redford Close, Marsden Road and Keymer Close respectively.

The external textured wall finishes would be 'Essex Green' with timber 'hit and miss' boarding below floor level. Windows would be white UPVC units throughout with doors constructed of aluminium with toughened glass with the roof being of a shallow pitch and be covered with a single layer membrane with a grey finish.

The structure would be raised from the adjacent floor level and accessed via timber steps and ramp with matching timber railings.

Applicant's Points:

- Langney Primary is a small school which has seen its admission numbers grow due to parental preferences and development in the area.
- There is a need to provide additional teaching accommodation within the site.
- Existing pupil numbers 464 and proposed pupil numbers is 490
- The additional accommodation will enable the school to arrange its year groups in a more coherent manner.
- The chosen location is a vacant piece of land and will result in no loss of important play space.

The proposal would enable the school to provide adequate teaching accommodation for a rising annual intake of students, while assessing the long term need for permanent classroom provision. The applicant recognizes the temporary nature of the proposed building and is seeking a 5 year permission.

Consultations:

No objections to the proposal have been received.

Appraisal:

Principle of development:

There is no objection in principle to the siting of a temporary classroom in the location, with the principle for development established with an existing adjacent unit (dealt with under application ref: 110536) situated in a position of far greater impact to the proposed.

The proposed temporary unit will enable the school sufficient additional teaching accommodation to cope with the 'bulge' in student applications, and allow for sufficient opportunity to assess whether a longer term solution is required.

The proposed siting is considered to be acceptable, and will have minimal impact on visual amenity, located between the existing school building and a previously permitted temporary structure located approximately 2m from the boundary with 20 Keymer Close.

At just over 3.5 metres in height, the new structure is not considered to result in any unacceptable impact to visual or residential amenity, located at a distance of just under 19.5 metres from the rear boundaries of the neighbouring properties to the North.

In addition the cumulative impacts of installing an additional temporary classroom in the location are not considered to be unacceptable.

Human Rights Implications:

The siting of the unit will have a limited impact on the surrounding residential properties, but not so severe as to warrant a refusal.

Conclusion:

The proposed temporary classroom should not result in any unacceptable impact to visual or residential amenity in accordance with the Policies UHT1, UHT 4 and HO20 of the Eastbourne Borough Plan 2007 (Saved Policies) and will satisfy the current fluctuation in enrolment numbers in the school.

Recommendation:

It is recommended that no objection be raised to the current proposal.