



Redmoor Academy, Wykin Rd, Hinckley LE10 0EP

Planning Statement

1. Introduction

Redmoor Academy - Planning Statement

This Planning statement has been prepared to accompany this Lawful Development application to demonstrate this Development meets the current Permitted development criteria for the proposed works at Redmoor Academy.

It has been prepared by Surveyors to Education, acting as construction consultants and agents for Redmoor Academy, who is the applicant for the development.

This document sets out to explain the proposed development and why we think this meets with all the criteria for Permitted development which is set out within ***The Town and Country Planning (General Permitted Development) (England) Order 2015; Schedule 2, Part 7, Class M - The erection, extension or alteration of a school, college, university or hospital building.***

The format of this Planning Document follows the CABE guidance document, 'Planning Statements, how to write, read and use them'.



2. Project Proposal

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2.1 Location

Redmoor Academy is a popular Mixed 11-16 Year Secondary school located within Hinckley.

2.2. Site / Area Description

The proposed site for the Proposed New Storage extension in the North-West corner of the Existing School Building. Brick external skin with flat roof. Materials to match existing.

36m² Total overall area.

No Trees will be affected.

The application site is not currently used as playing fields/Sports or Hardstanding Playground for the school.

The school is not located within a Conservation Area.



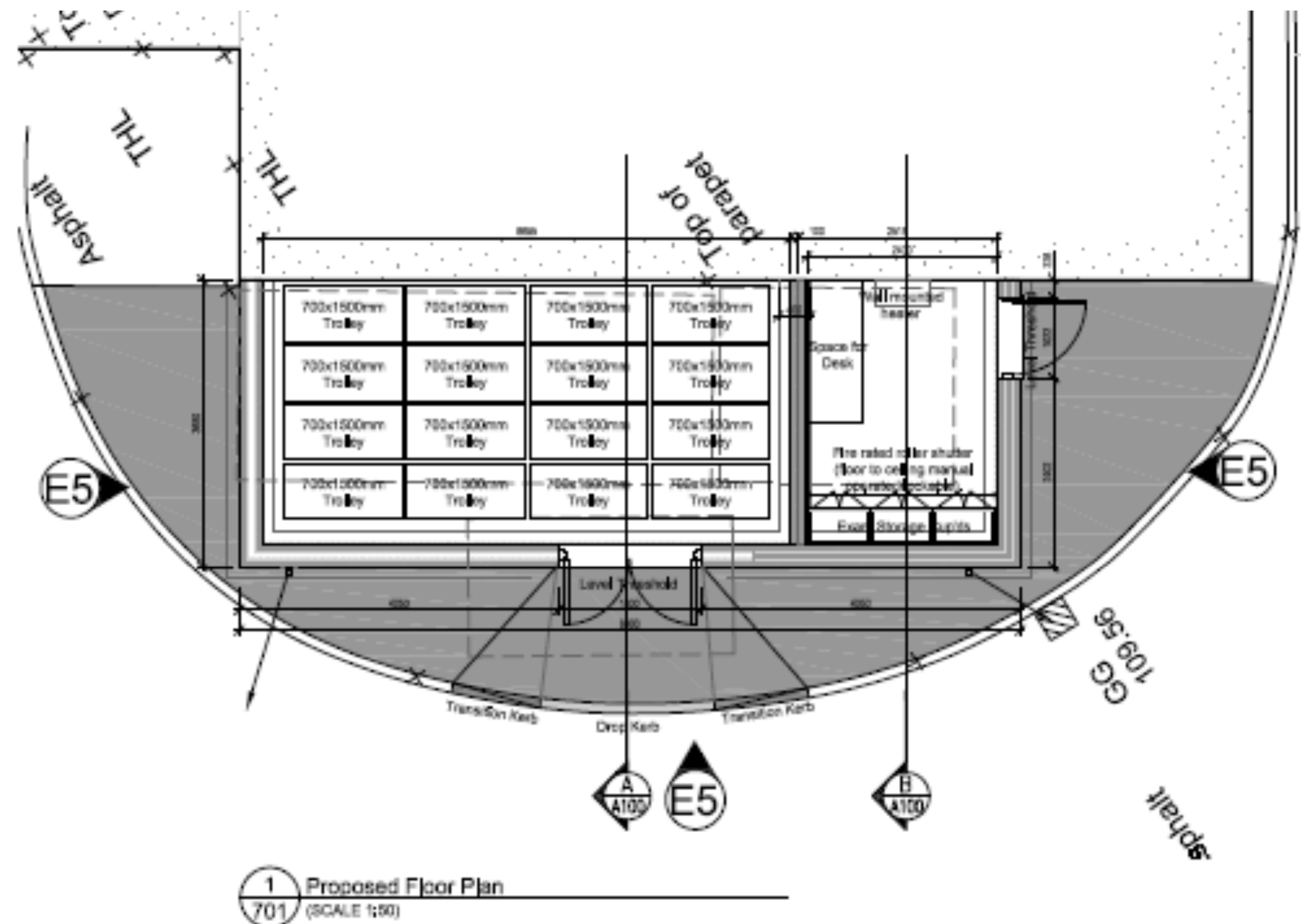
3. Design

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3.1. Project Outline

This is a Lawful Development application to determine whether The proposed storage extension is Permitted development. The Structure is 9.9m x 3.65m x Approx. 3m in height.

This is and will be used for storage for educational use only.



Plan Detail

5. Permitted Development Assessment

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Class	Upper Threshold	Assessment	Compliant
M.1 (a) (i)	Cumulative footprint of extension under Class M on or after 21st April 2021 would exceed 25% of the cumulative footprint of the school	Less than 25% of the school footprint	Yes
M.1. (a) (ii)	Cumulative footprint of extension under Class M on or after 21 st April 2021 would exceed 250sqm	Does not exceed 250sqm	Yes
M.1. (ba)	Development is within 5m of residential curtilage of adjoining land	Does not adjoin residential curtilage.	Yes
M.1. (c)	Any land used as playing field within the last five years would be lost by the development	Does not result on loss of playing field	Yes
M.1.(d)(i)	If the height of the new building would exceed 5m within 10m of a boundary of curtilage of the premises	Is not within 10m of boundary premises	Yes
M.1. (d) (ii)	If the height of the new building would exceed 6m	The height of the building would not exceed 6m	Yes
M.1. (da)	If the height of the rooftop structure would exceed 1.5m	No roof top structures are proposed	Yes
M.1.(e)(i)	When within 10m of the boundary, if the height of the building would exceed the height of the building being extended or 5m, whichever is lower.	Height of building will not exceed 5m or the roof height of the existing building	Yes
M.1. (e)(ii)	If the height of the building would exceed the height of the building being extended	The development will not be higher than the height of the existing building.	Yes
M.1. (f)	If the development would be within the curtilage of a listed building	The development would not be within the curtilage of a listed building	Yes
M.1. (g)(i)	On a school site, the predominant use of the building must be for education purposes	The building would be for education purposes	Yes
M.1. (g) (ii)	On a medical site, the predominant use of the building is for medical or health services	The site is an educational site and therefore this is not applicable	Yes
M.1.(g)(iii) (aa-bb-cc)	On a prison site	The site is an educational setting and therefore this is not applicable.	Yes

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Class	Upper Threshold	Assessment	Compliant
M.1. (g) (ii)	On a medical site, the predominant use of the building is for medical or health services	The site is an educational site and therefore this is not applicable	Yes
M.1.(g)(iii) (aa-bb-cc)	On a prison site	The site is an educational setting and therefore this is not applicable.	Yes
M.2. (a)	The development is within the curtilage of an existing school	The site is an existing school and the development would be within the curtilage.	Yes
M.2.(b)	The development would be for an incidental use to the school	The extension will be used for educational purposes	Yes
M.2. (c)	Any new building in a Conservation area will use materials with a similar external appearance to those found on the building being extended	Not within a conservation area	Yes
M.2.(d)	Any extension in a Conservation area will use materials with a similar external appearance to those found on the building being extended	N/A	N/A
M.2.(e)	If the school extension increases PAN then within six months of the development being completed, a travel plan must be submitted to the Council	The development will not increase the PAN	Yes
M.2 (f)(i-ii-iii)	Development affecting University Buildings	The development will not affect a University Building	N/A
M.2.(g)	Prior approval requirements for development affecting University Buildings	The development will not affect a University Building	N/A
M.2.(h)	Prior approval timeframe for development affecting University Buildings	The development will not affect a University Building	N/A

5. Summary & Conclusion

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This application seeks a Lawful Development Application for the compliance for the small Storage extension. Approval for the small development a 36m² Extension located within the Schools perimeter. We believe we have demonstrated these works will fall within ***Class M Part 7 Permitted development rights under The Town and Country Planning (General Permitted Development) (England) Order 2015. Class M – extensions etc for schools, colleges, universities and hospitals.***

6. Appendix

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The following documents are appended to this document:

Surveyors to Education Drawings:

23216 – A700 Location Plan and Block Plan (1:1250 A1)

23216 – A701 Site Block Plan & Proposed Elevations (1:50/100 A1)

23216 – A702 Existing Elevations (1:100 A1)

23216 – Planning Statement



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