DELEGATED REPORT

Recommendation Made: 9 March 2009

Reference:- 09/00014/FUL **Parish:- Market Bosworth Parish Council**

Applicant:- The Governors Of St Peters C Of E Primary School
Station Road
Market Bosworth
Warwickshire
CV13 0NP

Location:- St Peters Church Of England Primary School Station Road Market Bosworth Nuneaton Leicestershire

Proposal:- PROPOSED COVERED PLAY AREA

Introduction:-

Planning permission is sought for the erection of a free standing canopy to form a covered play area adjacent a mobile classroom. The proposed canopy will comprise a metal structural frame and aluminium roof. The canopy will project 6 metres from the eastern elevation of the classroom, will span 12.4 metres and stand 3.5 metres above the ground, slightly higher than the classroom roof.

The application site is adjacent a mobile classroom within the grounds of St.Peter's C of E Primary School in Market Bosworth.
The school is located at the end of a private road off Station Road and stands to the rear of residential properties with open space to the north, east and west. The proposed location of the canopy is on the eastern elevation of a mobile classroom, projecting into an existing playground. The canopy will be located on the north western corner of the school and screened from properties to the south by the existing school buildings.

History

75/01617/4- Erection of P E equipment store- approved- 23.12.75
83/01060/4- Extension to school- approved- 28.02.84
88/00668/4- Equipment store extension- approved- 28.06.88
93/00946/4- Mobile Classroom –approved- 09.12.93
95/00746/FUL- Extension to school to form library- approved- 8.11.95
99/00389/TEMP- Siting of mobile classroom- approved- 15.06.99
04/00476/FUL- Single storey extension- approved- 22.06.04
06/01122/FUL- Erection of steel storage container- approved- 18.12.06

Consultations:-

No response has been received from neighbours

No objection from Market Bosworth Parish Council or Borough Council Environmental Services.

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

Appraisal:-

The central concerns to address within this application relate to design with specific regard to scale, design and also the impact of the development on the amenity of neighbouring properties.

The proposed canopy is screened from the west, east and south by existing school buildings and would not be visible to nearby residential properties. Although the canopy will be used as a covered play area it will be situated in an existing open playground and the noise levels generated by the children using the canopy would not exceed existing levels. The canopy's screening combined with a distance of at least 60 metres from the site and nearby properties would result in a development which would not harm the amenity of neighbouring properties.

The proposed canopy will stand at the same height as the existing mobile classroom with a floor area of 74.4 m2 and will not project past the side elevations of the adjacent classroom and as such would be of an acceptable scale in relation to surrounding buildings. The design is a simple aluminium canopy to provide a covered outdoor space for the school's pupils and is ~~acceptable~~ of an acceptable design and materials.

Overall the proposal is considered to be acceptable in terms of design and neighbours amenity and it is recommended that planning permission be granted.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. List of plans used in the determination of this application:-
Drawing number- JO682-30

Contact Officer:- David Kiernan Ext 5898






