DELEGATED REPORT

Application Reference:	PL/2023/06173
Application Type:	Full Planning Permission
Site Address:	Springfield School, Curzon Street, Calne SN11 0DS
Proposal:	Demolition of existing entrance porch to the rear of the existing building. Construction of a new lift shaft to provide improved accessibility.
Recommendation:	Planning Permission be GRANTED.

PROPOSAL

This application seeks planning permission for the removal of a porch and the installation of a new external lift shaft to the rear (eastern elevation) for improved accessibility from the ground to the first floor.

Planning permission is sought for extensions to an existing educational facility and are to provide improved accessibility and would be entirely ancillary to it.

DESCRIPTION/CONTEXT

The Springfield Academy is an established educational school facility located in Calne. There are a number of buildings sited within the school grounds, this application relates to an existing classroom block to the east of the site.

This application is not covered by any landscape, conservation or ecological designations. It is noted that north western periphery of the Calne Conservation area is located approximately 120m to the east.

PLANNING HISTORY

14/06653/VAR - Variation of Conditions 1, 3 & 4 of 13/01724/FUL To Allow Retention of Temporary Classroom & Amendment to Landscaping Proposals. Removal of Condition 3 Relating to Car Park – Approve with Conditions

13/01724/FUL – Erection of new 2 storey teaching facility with adjacent landscaping – Approve with Conditions

N/11/01480/S73A – Retention of mobile for further five-year period – Approve with Conditions

N/07/03290/FUL – Erection of Conservatory on South Elevation – Withdrawn

POLICIES

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy Policies (WCS): CP57 and CP58
- Calne Community Neighbourhood Plan: Policy BE2 Design Principles for Local Distinctiveness

ISSUES

- Principle of Development
- Design, Scale and Materials
- Residential Amenity
- Heritage

CONSULTATION

Calne Town Council: No objections raised.

REPRESENTATIONS

Consultation has been carried out and individual neighbour letters to adjoining properties and no representation letters have been received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of Development

The principle of extensions and alterations to an established education facility is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan.

Design, Scale and Materials

Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to

effectively integrate the building into its setting. Consideration must also be given to Policy BE2 of the Calne Neighbourhood Plan which requires proposals to consider the local distinctiveness of the properties and to ensure that the proposal relates well to the wider area.

The proposal seeks to install and accessible lift shaft which would be an external feature to an existing building within and established educational facility. The scale would minimise the bulk and massing of the structure and would be in keeping with the existing building. Whilst the appearance of a flat roof and elevation above eaves height is considered to be awkward in design terms, in this case, the shaft would be located to the rear of the building, somewhat hidden from overt view and not unacceptably harmful to the wider character and appearance of the area and certainly not so outside of the immediate confines of the school complex. The as built views would be somewhat limited, viewed only from within the school grounds and from private residential gardens and it is not considered to result to any unacceptable impacts to the character and appearance of the locality.

It is therefore considered that the proposals scale and design comply with Core Policy 57 of the WCS Development Plan and Policy BE2 of Calne Community Neighbourhood Plan and are considered acceptable.

Residential Amenity

Core Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to the location and orientation of the rear alterations and utilisation of the existing building, it is not considered that the extensions and alterations to the rear to incorporate an accessible lift shaft would present any unacceptable impacts upon the amenity of neighbouring properties in terms of overshadowing, overbearing impact or loss of light. The nearest residential properties are located approximately 52m to the east, due to the degree of separation and no new windows being installed, there would be no unacceptable impacts to the living conditions of the residential dwellings to the east.

In the context of the nature and layout of the development, there is considered to be no unacceptable impacts upon the amenities and living conditions of neighbouring properties, thereby complying with the relevant provision of CP57 of the WCS.

Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990 provides powers for the designation, protection and enhancement of conservation areas and the preservation of listed buildings. The Act requires that special attention should be given to preserving or enhancing the character or appearance of the conservation area (s.72).

Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by the proposal (including any development affecting the setting of a heritage asset). Paragraphs 201 and 202 require local authorities to assess whether there is substantial harm, less than substantial harm or no harm to the heritage asset. Core Policy 57 requires, amongst other things, that new development must be sympathetic to and conserve historic buildings. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment.

It is noted that north western periphery of the Calne Conservation area is located approximately 120m to the east. Due to the degree of separation and the nature of the proposal being contained within an established educational facility, the proposed development is considered to cause no harm to the significance of the identified heritage asset, thereby compliant with CP57 and CP58 of the Wiltshire Core Strategy in addition to paragraphs 201 and 202 of the NPPF and Planning (Listed Building and Conservation Area) Act and Calne Community Neighbourhood Plan.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the Calne Community Neighbourhood Plan, Wiltshire Core Strategy Policies: CP57, CP58 and the NPPF, as it is of an acceptable design and will not have a detrimental effect on the character and appearance of the building, the wider area, the conservation area, or neighbouring amenity It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Location Plan 564.001

Received: 24.07.23

Existing Elevations 564.003
Existing Ground Floor and First Floor Plan Layout 564.002
Proposed Elevations 564.005
Proposed Ground and First Floor Plan Layout 564.004

Received: 26.07.23

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved drawings.

REASON: In the interests of visual amenity and the character and appearance of the area.

PLUS STANDARD INFORMATIVES: WP6, WP18, WP31 AND CIL