

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 February 2011		
Application Number	10/04207/FUL		
Site Address	Stanton St Quintin Primary School, Stanton St Quintin, Chippenham, Wiltshire, SN14 6DQ		
Proposal	Extension to Rear of Property to Create an Extended Services Room (Resubmission of 10/01908/FUL)		
Applicant	Stanton St Quintin Primary School		
Town/Parish Council	Stanton St Quintin		
Electoral Division	Kington	Unitary Member	Cllr H Greenman
Grid Ref	390648 179923		
Type of application	Full		
Case Officer	Mandy Fyfe	01249 706 638	Mandy.fyfe@wiltshire.gov.uk

Reason for the application being considered by Committee:

Cllr H Greenman has requested that this application be considered by the Northern Area Planning Committee in order to assess the visual amenity and conservation issues of the proposal.

1. Purpose of report

To consider the above application and to recommend that planning permission be REFUSED.

2. Report summary

The main issues in the consideration of this application are as follows:

- Impact of the amended proposal upon the conservation area

At the time of drafting this report no representations have been received, the consultation period does not expire until 17th February 2011. However, as this is a resubmission of an earlier application (10/01908/FUL refused September 2010) it is anticipated that comments received will reflect those previously received.

Stanton St Quinton Parish Council had no objections to the earlier application.

No letters of support or objection have been received (none were received on the earlier application)

3. Site Description

Stanton St Quintin Primary School is situated on the north side of the village street. The original school building is Victorian, but there have been modern additions on the rear and side of the original core. It is not listed. There are several Pratten huts to the rear of the site. To the west of the site is the Stanton St Quintin Burial ground and to the north and east of the playground and field is Bouverie Park.

The permitted addition to the School is to the north of the main building sited between a classroom and Pratten hut 03. The two rooflights would be sited on the permitted flat roof of this addition. Along the eastern boundary there is a 2.5m (approx) high conifer hedge that forms the boundary with No 6 Bouverie Park and the rear garden of 55 Stanton St Quintin which is a Grade II Listed dwelling that is attached to the School building.

This application is a revision of permission 09.02323/F and deals only with replacement rooflights for the permitted and nearly completed single storey extension to the rear of the school building to be used as a Special Educational Needs Room. An identical proposal was refused under delegated powers in September 2010 for the following reason:

“The proposed flat roof kerb velux rooflights would neither respect the local character and distinctiveness of the area due to their design and size and furthermore they would not neither preserve or enhance the this part of the Stanton St Quintin Conservation Area due to their size and shape and prominence on an extension situated beyond the main part of the school building. The proposal is therefore in conflict with Policies C3 and HE1 of the North Wiltshire Local Plan 2011. “

That decision is now subject to an appeal.

4. Relevant Planning History		
Application Number	Proposal	Decision
99.01323/FCM	Retention of single mobile classroom with toilets	Permitted
02.0557/FCM	Sports Equipment store extension	Permitted
02.01446/FUL	Erection of classroom, store & associated accommodation & removal of single mobile	Permitted
04.01617/FCM	Single mobile with toilets	Permitted
07.01719/FUL	Special Educational Needs Room	Permitted not implemented
09.02323/FUL	Single Storey Extended Services Room	Permitted
10.01908/FUL	Single Storey Extended Services Room (revision of 09/2323/FUL)	Refused

5. Proposal

Planning permission was granted for the erection of a single storey extended services room for the School in 2009. A subsequent application to revise the proposals (principally to change the design and appearance of the rooflights), was submitted to overcome an objection of a neighbouring resident. This was refused.

6. Planning Policy

North Wiltshire Local Plan: policies C3 and HE1

The site lies within a conservation area

Central government planning policy PPS 5

7. Consultations

Stanton St Quintin Parish Council: have not yet responded but raised no objections to the identical proposal submitted in 2010

8. Publicity

The application has been advertised by site notice, press advert and neighbour consultation.

At the time of drafting this report no representations have been received, but it should be noted that the consultation period does not expire until 17th February 2011.

9. Planning Considerations

Last year's permission is for an extension to be added to the rear of the main block of some 8.7m in length and 5m at its widest width. It would project some 5m into the playground. It was proposed to insert 2No1200x1200mm Velux Polycarbonate triple skin Em-Dome and Em-Curb rooflights in white UPVc are that would be able to be opened manually. These skylights appear as convex dishes on a raised boundary above the roof.

The applicant now wishes to consider 2 x flat roof kerb (ECX) rooflights instead. These rooflights are angled at 19 degrees, but the dimensions would match the permitted rooflights. However the rooflights would project above the roof by some 600mm. These rooflights are at the request of an adjoining neighbour who objected to the previous scheme. Although they are expensive and therefore rarely specified for schools, the school are keen to act upon concerns from their neighbour.

The justification of the extension has already been satisfied in the previous permission, so the only issue to consider here is the change in rooflights. However following the submission of further information including photos showing similar rooflights on an earlier extension, the view is taken that the existing rooflights are perceived in close relationship with the masonry wall and conventional pitched roof of the adjoining building. However the proposed rooflights would be positioned upon a flat roof of a building that projects beyond the main building of the school.

An argument has been made that the only difference between the permitted rooflights and the proposed ones is a 100mm height one. However, it is the bulk and massing that is objected to in terms of the Conservation Area and the extent of their visibility which would be increased as a result of the proposed change as they would appear as a blunt object on the roof in contrast with the domed effect of the permitted rooflight.

In policy terms the view is taken that the use of the flat kerb rooflights would not respect the character and distinctiveness of the area with regard to the design and size of them. Therefore there is a conflict in terms of Policy C3. As for HE1, there is a requirement that proposals for development will only be permitted where they would preserve or enhance the character or appearance of the area. The view is taken that these rooflights would not preserve or enhance the appearance of this building and therefore be harmful to the area.

Therefore the recommendation is to refuse permission.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed flat roof kerb velux rooflights would neither respect the local character and distinctiveness of the area due to their design and size and furthermore they would not neither preserve or enhance the this part of the Stanton St Quintin Conservation Area due to their size and shape and prominence on an extension situated beyond the main part of

the school building. The proposal is therefore in conflict with Policies C3 and HE1 of the North Wiltshire Local Plan 2011.

Informative

1. This decision relates to documents/plans submitted with the application, listed below.

Plan Ref 1:1250 OS location plan

Dwg No: 291246-100

Dwg No: 291246-02

Dwg No: 291246-12 C

Dwg No: 291246-11 B

Dated 19th November 2010

19th November 2010

19th November 2010

19th November 2010

19th November 2010

