

REPORT TO THE WEST AREA HUB PLANNING COMMITTEE

Report No 2

Date of Meeting	18 th December 2013
Application Number	13/04779/FUL
Site Address	Staverton CofE School, School Lane, Staverton, Trowbridge, BA14 6NZ
Proposal	Proposed relocation of PE storage shed
Applicant	Wiltshire Council
Town/Parish Council	STAVERTON
Grid Ref	385551 160335
Type of application	Full Planning
Case Officer	Alison Wilkinson

Reason for the application being considered by Committee

This application has been called in to be considered by the committee by Councillor Trevor Carbin. Also as this application was submitted by Wiltshire Council and an objection has been received raising a material planning consideration it has to be considered by committee.

1. Purpose of Report

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

Advertising Responses – No objections received.

Staverton Parish Council – Object with regards to the proximity of the shed to the school boundary and the impact on the loss of light of 12a School Lane and would seek for the shed to be relocated.

2. Report Summary

The key issues to consider in this application are the principle of the development and the impact on neighbouring residential amenity.

3. Site Description

Staverton C of E School is located to the west of School Lane within the settlement of Staverton. The school has an external hard standing play area to the south of the school, with the school using the adjacent park for grass play area. The rear gardens of School Lane face north onto the playground area of the school.

4. Planning History

W/12/01890/REG3 – Extension to existing school - Approved

5. The Proposal

Staverton C of E School was extended earlier this year to increase the size of the school and therefore school intake of pupils from 210 to 310 to meet the local need and overflow demand from Trowbridge. The extension was sited to the south western corner of the school building to ensure that the minimum play space was lost for the pupils whilst providing the necessary classroom space. As a result the PE storage shed was relocated from the site of the new extension to the south western corner of the site adjacent to the wildlife area. The school were not aware at the time of relocation that planning permission would be required due to the proximity to the school boundary and therefore this application is retrospective.

The shed measures 3.2m in width by 3.6m in length with a pitched roof that measures 2.1m to the eaves and 2.8m to the ridge. The shed is located 0.4m from the southern boundary and 0.5m from the western boundary of the wildlife area. The shed is finished in a dark green, with the doors opening out towards the play area.

The garage is located inline with the western gable of No.12a, however due to the design of the property the garden is limited to being inline with the existing single storey rear extension which results in a set back distance of approximately 3.8m from the gable of the shed to the garden line. The garden is defined by an open mesh 1.6m high fence to the north and 1.8m high close boarded fence to the east and west.

Directly to the south of the shed location is the 1.8m high closed boarded boundary fence of No.14 School Lane with a detached garage located further to the south.

The school advises that the relocation site of the shed was selected as the location did not impinge on the school yard and would result in the least impact on neighbouring residential amenity. The school advises that comments were invited from No.14 to which the shed is directly located behind their garage and no objections were raised. The school advise that they did not consult No.12a due to the separation distance of 3.8m from the shed to their garden boundary.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004

C1 Countryside Protection

C31a Design

C38 Nuisance

CF1 General Community Facilities

Emerging Wiltshire Core Strategy

National Planning Policy Framework (NPPF) requires development that is sustainable and in accordance with the policies of the development plan to be approved, unless material considerations indicate otherwise.

7. Consultations

Staverton Parish Council has objected to the proposals on the grounds of the impact on the residential amenity of No.12a in relation to loss of light to the property as a result of overshadowing caused by the proximity of the shed to the property.

8. Publicity

The application was advertised by site notice and neighbour notification. Overall expiry date: 7 November 2013.

No letters of representation have been received as a result of the public consultation.

9. Planning Considerations

The key issues to consider in this application are the principle of the development and the impact on residential amenity.

The shed was relocated as its previous position is now the site of the recent extension to the school. The shed provides essential dry safe storage of the PE equipment required by the school. Saved Policy CF1 of the West Wiltshire Local Plan seeks to meet and enhance the educational, social and other needs of existing and new communities. The design of the shed is simple and functional and finished in a dark green paint to blend with the wildlife area to the west. It is considered that the principle of the development is acceptable and in accordance with Saved Policies CF1 and C38a of the West Wiltshire Local Plan.

Staverton Parish Council has objected to the proposals on the grounds of the adverse impact on the amenity of No.12a located to the south east of the shed. As stated in the site description the shed is located inline with the western gable of No.12a. However due to the design and layout of the property the garden of No.12a is limited to being in line with the rear single storey extension of the property, with the garden of No.14 extending onto the rear elevation of No.12a. The north facing garden of No.12a is bounded by 1.8m high close boarded fencing to the east and west (No.14 and No.12), with the northern boundary which faces onto the school playing field being defined by open mesh 1.6m high fencing. The garden is north facing and as such due to the positioning of the property and the 1.8m high close boarded fencing to the west that defines No.14's garden and their detached garage there is limited sunlight that enters the garden. However the shed is located 3.8m to the north west of the garden of No.12a and it is considered that due to the separation distance, the north facing garden of No.12a and the scale of the development it would not result in any further loss of light to the property or garden than already experience by existing adjacent development. The proposal is therefore considered to be in accordance with Saved Policy C31 of the West Wiltshire Local Plan.

10. Conclusion

The principle of the development is considered to be in accordance with Saved Policies CF1 and C38a of the West Wiltshire Local Plan. The development is considered to not result in an adverse impact on the residential amenity of No.12a due to the scale, location and separation distance of the development from the north facing garden of No.12a. The development is therefore considered to be in accordance with Saved Policy C31 of the West Wiltshire Local Plan.

RECOMMENDATION: APPROVE

Subject to the following conditions(s):

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: P(0)20 and P(0)18.

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