

<b>Deadline</b>	<b>25<sup>th</sup> December 2010</b>		
<b>Application Number:</b>	<b>S/2010/1432</b>		
<b>Site Address:</b>	<b>WARDOUR SCHOOL WARDOUR TISBURY SALISBURY SP3 6RF</b>		
<b>Proposal:</b>	<b>ERECTION OF NEW SCHOOL HALL AND ADDITIONAL CLASSROOM</b>		
<b>Applicant/ Agent:</b>	<b>MR CAMPARELLI ARCHITECT</b>		
<b>Parish:</b>	<b>TISBURY</b>		
<b>Grid Reference:</b>	<b>392604.9</b>	<b>127342.3</b>	
<b>Type of Application:</b>	<b>FULL</b>		
<b>Conservation Area:</b>	<b>SALISBURY</b>	<b>LB Grade:</b>	
<b>Case Officer:</b>	<b>MR B HATT</b>	<b>Contact Number:</b>	<b>01722 434541</b>

**Reason for the application being considered by Committee:**

Councillor Deane has requested this item be determined by Committee due to:

- Scale of development
- Visual impact upon surrounding area
- Relationship to adjoining properties
- Design- Bulk, Height and general appearance
- Environmental/highway impact

**1. Purpose of Report**

To consider the above application and to recommend that planning permission be GRANTED subject to conditions

***Neighbourhood Responses***

**11** Letters received objecting to the proposal

**1** Letter of support received

***Parish Council Response***

No objection subject to conditions

## **2. Main Issues**

The main issues to consider are :

- Principle
- Impact on amenities
- Scale and design/Impact on AONB
- Highways

## **3. Site Description**

Wardour school is a well established primary school located within the rural settlement of Wardour. The school was originally constructed in the 19<sup>th</sup> Century with 2 main classrooms placed symmetrically either side of an entrance foyer. Later additions include a toilet block to the rear and a new entrance, and a new wing to the south east. The site is located within an Area of Outstanding Natural Beauty.

## **4. Planning History**

See attached site history

## **5. The Proposal**

Permission is sought for a hall and classroom extension located at the front of the school.

## **6. Planning Policy**

The following policies are considered relevant to this proposal:

G2 – General Development  
D3 – Design  
C5 – Landscape Conservation  
PS1 – Community Facilities

## **7. Consultations**

### ***Parish Council***

No objections subject to conditions

### ***Highways***

No objections

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification  
Expiry date 4/11/10

**11** letters of objection raising concerns over:

- Scale and design
- The proposal is too large and out of keeping with the existing school.
- The necessity of the extension.
- The increase in traffic causing parking and highways safety issues.
- Reduced playing area.

**1** letter of support

## **9. Planning Considerations**

### **9.1 Principle**

On general terms, the proposal satisfies policy PS1 in that the proposal results in the enhancement of the school and therefore a community facility. The proposed hall and classroom extension is considered to be in accordance with saved policy C5 of the adopted Salisbury District Local Plan which states that development will be permitted provided that the siting and scale of development are sympathetic with the landscape of the Area of Outstanding Natural Beauty. Policy D3 states that extensions will be permitted where the proposal is compatible in terms of the scale, design, and character of the existing property and use of complementary materials, and the development is integrated carefully in relation to other properties and the overall landscape framework. It is considered that the proposal also meets this criteria.

### **9.2 Impact on amenities and Area of Outstanding Natural Beauty**

The proposed hall extension will be located within 4m from the boundary with an adjoining field however the proposal will be well screened from view by an existing hedgerow that will ensure the proposed hall will not be visually dominant from the north east. Whilst the proposed hall will be taller it is considered to have a limited impact on the adjoining property "Spring Cottage" as the main school buildings provide a screen which will block the proposal from view limiting its impact on the adjoining properties amenities.

The proposal will be visible from the surrounding area primarily from the main entrance drive and from the road to the north of the site. Whilst the proposed hall extension will be of a large scale it will be viewed against the existing school buildings which themselves are in excess of 6m in height and are clearly visible to the surrounding area. It is considered that the erection of the extension will not have an overly dominant impact on the Area of Outstanding Natural Beauty.

The proposed classroom extension will be located to the rear of the existing school and will due to its limited scale not be visible to the surrounding Area of Outstanding Natural Beauty or adjoining properties. As such it is considered that there will be a limited impact on the amenities

of the surrounding area and neighbouring properties.

### **9.3 Scale and design/impact on AONB**

A number of objections have been made regarding the inappropriate design of the proposed hall extension. The proposal will have a ridge height of approximately 7.6m which is an increase in height of 1.3m from the ridge height of the existing school buildings. This increase is considered to be acceptable given the nature and use of the hall. Furthermore the hall will be sited in front of a modern extension to the school which itself has a height of approximately 6m. The width of the proposal is approximately 9.2m however the proposal will only extend past the existing side extension by approximately 2m at its full height and an additional 2m for the small kitchen to the side of the hall. It is considered that this increase in width is acceptable and will not result in an overly dominant extension that would have a detrimental on the existing school buildings. The proposed extension will protrude approximately 5.4m from the existing school buildings however it is considered that the proposal will still sit comfortably alongside the existing school buildings.

The proposals appearance will be softened with the use of a stone gable wall which will match the existing buildings front gables ensuring that the hall will not alter the character and appearance of the school to a detrimental degree. The side elevations of the proposed hall are to be rendered which will enable the proposal to merge with the surrounding area and existing school buildings. Given the set back nature of the proposal relative to the main road, it is considered that the hall extension would not have a detrimental impact on the character of the existing school buildings.

The proposed rear extension is considered to be of a limited scale and will match the existing design of the building and as such is considered to be acceptable. The rear classroom extension will use matching materials which will ensure it merges with the existing building.

### **9.4 Highways**

Whilst concerns have been raised over the increased pupil intake as a result of the extensions leading to an increase in traffic flows Highways have raised no objection. Therefore it is considered to be acceptable in Highways terms.

## **10. Conclusion**

The hall and classroom extension is considered to be acceptable in terms of impact on amenities, scale and design for the reasons outlined above and as such in accordance with the provisions of the Development Plan, and in particular Policies G2, D3, C5 and PS1 of the adopted Salisbury District Local Plan.

## **Recommendation**

**It is recommended that planning permission is GRANTED for the following Reasons:**

The hall and classroom extension is considered to be acceptable in terms of impact on amenities, scale and design for the reasons outlined above and as such in accordance with the

provisions of the Development Plan, and in particular Policies G2, D3, C5 and PS1 of the adopted Salisbury District Local Plan.

**And 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 200

2. No development shall commence on site until a sample panel of stonework, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY- G2

3. This development shall be in accordance with the submitted drawing[s] deposited with the Local Planning Authority on 13/09/10, unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt

<b>Appendices:</b>	None
--------------------	------

<b>Background documents used in the preparation of this report:</b>	<ul style="list-style-type: none"><li>• WS/009</li><li>• WS/007</li><li>• WS/010</li></ul>
---	--



N  
Wardour School, Wardour, Tisbury





N

Wardour School, Wardour, Tisbury



N

Wardour School, Wardour, Tisbury

