

Sustainability Officer - The information submitted does not constitute a sustainability statement as it only deals with design and construction and does not address other important sustainability issues. The applicant makes the point that the new building will be much more energy efficient than the current temporary portable accommodation. However, added value should be sought to what are basic requirements of the school.

3.2 External

Wheldrake Parish Council - No objections as long as the portable classroom units are removed if the application is successful.

Response to site notice (posted 10/08/06) and neighbour consultation letters (sent 19/07/06) - One piece of correspondence received from the residents of 1 Greengales Lane. The following concerns were raised:

- the height of the development, as the ridge of the proposed roof is higher than the gutter level of the existing north east elevation
- the width of the proposed north east elevation
- the location of the bicycle shed

To minimise the impact of the developments encroaching onto 1, 3, and 5 Greengales Lane the following is suggested:

- the height of the development is restricted to below the gutter level of the existing north east elevation
- the development is kept within the original building line of the left wall of the existing north east elevation (Classroom 6 on the playground area).
- The bicycle sheds are relocated away from the end of the north east elevation to minimise encroachment towards Greengales Lane
- Existing trees are maintained and additional trees are planted to screen the development from Greengales Lane.

4.0 APPRAISAL

4.1 Key Issue(s):

- Street Scene
- Impact on local residents

4.2 The Application Site - Wheldrake with Thorganby C of E School currently comprises the main building with three mobile classroom units. The primary school currently educates approximately 210 pupils between the ages of 4 and 11. The proposed school extension would result in no significant increase in student numbers as the temporary classroom units would be removed.

4.3 Draft Local Plan Policy GP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take

opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Draft Local Plan Policy ED1: Primary and Secondary Education states that planning applications for new/extended primary and secondary education facilities will be granted permission provided that:

- a) it would meet a recognised need; and
- b) the proposed development is of a scale and design appropriate to the character and appearance of the locality; and
- c) an area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development; and
- d) where a development is capable of a joint or dual use for community benefit, this has been incorporated into the design.

4.5 Impact on the Street Scene - The proposed extension is on the north east and north west elevations of the school. The extensions are of contemporary design which it is considered would not harm the character and appearance of the school or the street scene. The proposed extensions have incorporated some of the design principles contained on the current school building. The proposal also involves the removal of 3 temporary classroom units. These units are not of the style and design which are suitable as a long term classroom solution at this school. It is considered that the extension would provide a more visually acceptable classroom solution than the current units on site whilst also providing a better working environment for the pupils and teachers.

4.6 Effect Upon Neighbouring Property - A letter of objection was received from residents of 1 Greengales Lane. Greengales Lane runs along the eastern boundary of the school, the proposed extensions take the school closer to this boundary. It is considered that whilst the school would be closer to dwellings along Greengales Lane there would not be significant harm caused to the amenity which neighbours could reasonably expect to enjoy. There would be over 40 m between the school extension and neighbouring properties and it is considered that the school extension would not have a dominant or overbearing impact on these properties. There is some green landscaping along the boundary which would also help reduce the impact of the proposal on local residents. It is considered that the new extension would not generate significantly increased levels of noise for neighbouring properties.

4.7 Sustainability - The City of York Council is keen to promote sustainable development where possible. A full detailed sustainability statement was not submitted with the application, however an access statement and energy saving measures sheet did accompany the application. Whilst much of the information submitted is the minimum required to satisfy building regulations there has been some consideration of sustainability. It would be of benefit if a greater degree of sustainability was incorporated into the design of the extension, however building regulations determine what is acceptable in terms of the physical build of the structure. Planning does have a role to play in promoting sustainability, however it is considered that a lack of greater sustainable detailing in this proposal is not sufficient reason to refuse this application.

5.0 CONCLUSION

It is considered that the proposed school extensions would not cause significant harm to the street scene or the amenity of local residents.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Drawing No. 1284/01, 1284/02, 1284/03, 1284/04A (20/07/06), and 1284/05 received by The CoYC on 07/07/06

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1

4 Prior to the development commencing details of the car and cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the LPA.

Reason: to promote the use of cycles and in the interests of highway safety

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the street scene and the amenity of local residents. As such the proposal complies with Policies GP1 and ED1 of the City of York Draft Local Plan.

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