

COMMITTEE REPORT

Committee: East Area
Date: 7 February 2008
Ward: Wheldrake
Parish: Naburn Parish Council

Reference: 07/02906/GRG3
Application at: Naburn C Of E Primary School Main Street Naburn York YO19 4PN
For: Single storey extension to rear following demolition of existing oil tank and shed
By: City Of York Council
Application Type: General Regulations (Reg3)
Target Date: 7 February 2008

1.0 PROPOSAL

1.1 This application seeks planning permission for the erection of a flat roof single storey rear extension to provide a teaching resource centre and a hygiene suite at Naburn Primary School. The extension will replace an existing detached shed and oil tank

The school is set within the washed over Green Belt settlement of Naburn, and is a traditional Victorian village school set back from the public highway situated in a corner position between York Road and Front Street with a playground area to the front and side elevation.

1.2 The school is located within flood zone 2/3

1.4 Property History -
7/S08/00085B/GRG - single storey side extension approved 1996.
00/01337/GRG3 - conservatory approved 2000

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Floodzone 2 Flood Zone 2 CONF

Floodzone 3 Flood Zone 3

Schools Naburn CE Primary 0209

2.2 Policies:

CYGB2

Development in settlements "Washed Over" by the Green Belt

CYGP1
Design

CYED1
Primary and Secondary Education

3.0 CONSULTATIONS

3.1 Internal

3.2 Naburn Parish Council - Object on the grounds -
Application drawings are incorrect , they do not show the residential properties of Glebe House and Pleasant View.
Several extensions have been added to a limited area of the original premises of the village school, all of which impact on its neighbours
Loss of daylight to Glebe House.

3.2.1 The Environmental Protection Unit have no objections to this planning application, however it would be helpful to include the standard demolition and construction informative.

3.2.2 Objections from residents

Glebe House - strong objections regarding the proposal being within close proximity of the residents sitting room window, with the existing school building obscuring the southern sky and creating deep shadows across the property, hence requiring the resident to use artificial lighting.
The occupiers have stressed that a lot of time is spent in the sitting room because both are retired.
Loss of outlook due to the height of the proposed building.

Pleasant View - These residents have expressed concerns that the extension will overwhelm the living area of their property.
A large extension erected in 1997 caused both properties to lose a lot of natural light, hence the erection of a further extension will exacerbate the problem to unacceptable level.
They understand the schools needs to expand resources to meet current needs, however, a new school would be more realistic to accommodate the large numbers rather than extending a small village school.

4.0 APPRAISAL

4.1 Key issue(s):
Design and visual impact on the Green Belt
Residential amenity

4.2 Policy E8 of the North Yorkshire County Structure Plan establishes a Green Belt around the City of York. The village of Naburn is a "washed over" Green Belt settlement.

4.3 Draft Local Plan Policy CYGP1 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 CYGB2 states that development in settlements washed over by the Green Belt, planning permission will only be granted for the erection of new buildings or the change of use redevelopment or extension of existing buildings will be permitted provided a) development to be located in built up area of the settlement b) the location, scale and design would be appropriate to form the character of the settlement and neighbouring properties c) the proposed development would constitute limited infilling and would not prejudice the openness or the purposes of the Green Belt.

4.5 Draft Local Plan Policy CYED1 states that extensions to primary and secondary education facilities will be granted permission provided that: a) it would meet a satisfied 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.

4.6 Central Government advice contained within Planning Policy Guidance Note 2 'Green Belts' (PPG2) sets out the purposes of including land within Green Belts and establishes specific categories of development that are appropriate within Green Belts. All other development is deemed inappropriate and therefore harmful to the Green Belt.

4.7 Assessment -The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and the visual appearance and amenities of the surrounding area. The proposal involves erecting a single storey extension in a modest area to the side/rear of the existing school building. The extension will have a total height of approx 3.1 metres and is of an irregular shape, closely following the alignment of the boundary with the adjacent residential properties. The maximum dimensions of the extension would be 12.7 metres in length x 4.7 metres in width. A minimum clearance of approximately 1.2 metres would remain between the extension and the site boundary. The extension would be of a flat roof design with windows proposed to both side and rear elevations along with a rear access door. The proposed external materials would consist of cedar boarding to the exterior walls and high performance built up roofing felt. The proposal would improve the facilities available to the school and would not result in any increase in staff or pupil numbers.

4.7 Impact on the Green Belt - The proposal is not visually prominent from the highway, the boundaries are well screened and the size and scale is not considered to be disproportionate to the existing school building. Thus the proposal is not considered to be inappropriate development that would harm the openness of the green belt.

4.8 Neighbour / Parish Objections Letters:

Glebe House - The residents of Glebe House which is accessed off Front Street have made strong objections regarding the proposal being within close proximity of the residents sitting room window, with the existing school building obscuring the southern sky and creating deep shadows across the property, hence requiring the resident to use artificial lighting, the residents have stressed that a lot of time is spent in the sitting room because both are retired. The objection includes the loss of outlook due to the height of the proposed building which is an existing bin storage area.

Pleasant View - The residents of Pleasant View, which is accessed off Main Street and has a garden area abutting the rear boundary of the school. These residents have expressed concerns that the single storey will overwhelm the living area of their property. A large extension erected in 1997 caused both properties to lose a lot of natural light, hence the erection of a further extension will exacerbate the problem to unacceptable level. The occupiers of the property stress that they appreciate the schools needs to expand resources to meet current needs. However, the residents are of the opinion that a new school would be more realistic to accommodate the large numbers rather than existing a small village school.

Naburn Parish Council have objected on the grounds of loss of amenity for the residents of Glebe House making reference to the use of artificial light causing health problems. The parish are sympathetic to the need of the school. Several extensions to the school have already taken place in restricted areas and all have an impact on the neighbours.

4.9 RESIDENTIAL AMENITY: Both adjacent properties have been visited both internally and externally. The extension would be located in close proximity to both properties. These properties enjoy only limited sunlight at the present time due to the close position of the dwellings in relation to the existing school building. Both have windows facing the proposal, however the rear windows at Pleasant View are small in scale and the property incorporates an extension with large windows facing towards the garden area. The existing oil tank and shed stand approx 1 metre from the shared boundary and these would be removed as a result of the proposal. Although Glebe House has a window facing towards the extension, the outlook from this window is already severely curtailed by the presence of the existing school building, and the room concerned is a through room with a second source of natural light on the opposite elevation.

4.10 It is not considered that views of the sky from either property would be impaired by the proposal, as the extension would sit against, and be lower than, the existing school building. The extension would be erected in cedar boarding, which could be stained a light colour to reduce its visual impact, and indeed provide some relief and contrast to the dark coloured brickwork of the existing building, which has a

somewhat imposing and overbearing appearance when viewed from the adjacent properties. On balance, it is considered that the amenity and living conditions of the adjacent occupiers would not be made significantly worse as a result of the proposal, hence the application is recommended for approval.

5.0 CONCLUSION

The development will be effectively unseen from public areas and the design and materials are considered acceptable. It is not considered that the development would not give rise to any significant additional overshadowing and loss of light than already exists, and thus the application is recommended for approval.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Originally submitted drawings received on 11 December 2007.

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 VISQ8 Samples of exterior materials to be app

4 All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

Reason: To protect the amenity of surrounding residents

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 Green Belt, impact on adjacent

occupiers and the effect on the street scene. As such the proposal complies with Policies GP1,ED1 and GB4 of the City of York Local Plan Deposit Draft, and Central Government advice contained within Planning Policy Guidance Note 2 "Green Belts".

2. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a scheme remediation to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

3. The developer's attention should also be drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be attached to any planning approval, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(i) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(ii) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(iii) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(iv) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

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