

Case Officers Report of Delegated Action

Application No: CC/2968/08

Local Council: Chichester District Council

Site Address:

Chichester High School for Girls, Kingsham Road, Chichester, West Sussex, PO19 8EB

Description of development

Existing sports hall building to be extended, forming a new gymnasium & viewing gallery above. At ground floor there will be changing, toilet & shower facilities. Existing Gymnasium building to have internal alterations creating a new studio theatre with new retractable seating & a small mezzanine floor above to the perimeter wall for stage lighting.

Relevant Planning History

CC/2569/03 – Creation of new reception area and first floor link with learning resource centre.
CC/46/02 – Construction of new restaurant with associated servicing and car parking.
CC/1919/01 – Relocation of an existing mobile classroom unit.
CC/1735/01 – One additional science laboratory.

Environmental Impact Assessment

Not EIA development – Screening opinion not necessary

Consultations

Consultees

Comments

Chichester District Council Head of Developmental and Building Control Services – No objections subject to conditions.

Chichester District Council Environmental Health Manager – Suggests three conditions

Chichester City Council – No objection.

WSCC Highways & Transport - No objection.

WSCC Landscape Architect – No comments received.

WSCC County Archaeologist – No anticipated significant archaeological implications. Archaeological assesment/survey/mitigation not required.

Environment Agency – Low environmental risk – offer advice in relation to the protection of Controlled Waters and Surface Water disposal.

Southern Water Services – Have submitted a plan showing the approximate position of a public sewer.

Sport England South East - No objection

Sussex Police - Comments and advice concerning security and crime prevention.

Representations (Main Points)

No third party letters of representation received

Main Material Considerations

The proposal involves the erection of an extension to the east end of the existing school sports hall which is located within the north east corner of the school campus. The addition will project approximately 16.3m from the existing building (across part of a hard play/games court area) and provide 271m² floorspace, having a similar profile and appearance.

The relocation of the existing gymnasium use from the existing adjacent building will enable the provision of a 242 seat studio theatre. In addition to use by the school, it is likely that there will be private lettings/community use of this facility

The majority of school buildings are located to the south west of the sports hall/gym and drama building. These buildings are in close proximity to residential properties to the north and east

The main material considerations in relation to this proposal are whether it is:-

- In conformity with relevant policies of the Development Plan.
- Acceptable in terms of its siting, design and appearance.
- Acceptable in relation to its surroundings and relationship with nearby residential properties.

Conclusions

The proposal which involves the extension of an existing community (educational) facility is considered to accord with relevant policies of the Development Plan (Structure Plan and District Local Plan).

The principal element of this proposal is the proposed addition to the sports hall. This extension will effectively continue the mass and profile of the existing building and will embody its main external elements (block lower elevations and coloured cladding to the upper sides and roof of the building. The alterations to form the new studio theatre within the existing gym building are primarily internal, with one opening to be blocked up.

In relation to the surrounding area, there is a mound/bund parallel to the north elevation with a line of trees along the north boundary. Additionally, there is also a line of mature deciduous trees along the east boundary of the site (with a public footpath running parallel to this boundary). Consequently, the existing (and extended building) will be screened particularly in

relation to neighbouring residential properties. In this respect, the distance to the nearest properties to the north (nos 1-9 Phoenix Close) will be approximately 30m, whilst to the east (nos 30 and 32 Exton Road) it will be approximately 54m away. It is not anticipated that there will be a significantly adverse impact upon the amenities of occupiers of these properties.

Decision

Grant Conditional Planning Permission

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 Section 91 of the Town and Country Planning Act 1990.

2. There shall be no departure from the submitted plans numbered 1104/SL-30 dated 20 June 2008, 1104/BS-101 RevB dated 2 May 2008, 1104/BS-102 RevB dated 2 May 2008, 1104/BS-104 dated 19 June 2008, 1104/BS-106 dated 20 June 2008 without the prior written consent of the County Planning Authority.

Reason: To secure satisfactory development.

3. The development hereby permitted shall be constructed using external materials to match those on the existing building in colour, texture, form and composition unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of amenity and to ensure a building of visual quality.

4. The building shall be used for educational purposes only and for no other purpose (including any other purpose in Class D1 and D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any other statutory instrument revoking and re-enacting that Order.

Reason: In the interest of amenity.

5. Unless otherwise agreed in writing by the County Planning Authority, there shall be no constructional working and no plant, machinery or vehicles shall be operated on the site except between the hours associated with the construction of the development hereby approved:

8.00 am and 6.00 pm on Mondays and Fridays inclusive;
8.00 am and 1.00 pm on Saturdays; and

not at any time on Sundays or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of residential amenity.

6. No deliveries of construction materials/plant shall be received by or despatched from the site on Monday to Friday outside the hours of 8.00am and 6.00 pm, between 8.30am and 9.15am and 3.00pm and 3.45pm during school term time, and between 8.00am and 1.00pm on Saturday, or at any time on Sundays, Bank or Public holidays unless with prior agreement of the County Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and avoid unsafe traffic conditions at school arrival and departure times.

7. No work shall be carried out on site until provision is available within the site, in accordance with details to be submitted to and approved in writing by the County Planning Authority, for the temporary parking of vehicles and the loading and unloading of vehicles associated with the construction activities, all temporary contractors buildings, plant and stacks of materials associated with the development and the protection of trees on adjacent boundaries to the north and east. Such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion on the site and consequent obstruction to access.

8. A site safety plan for the management of contractor's vehicles and the movement of pupils on the way to and from school within the campus shall be submitted to and approved in writing by the County Planning Authority before the development commences.

Reason: To ensure that the works do not conflict with the safe movement of pupils in the interests of road safety.

9. No work shall be carried out on the site until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the County Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site.

Reason: In the interests of road safety and to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes nuisance or hazard on the road system in the locality.

10. No external lighting shall be installed either on the building or anywhere within the site. This exclusion shall not prohibit the installation of sensor-controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

Reason: Institute of Lighting Engineers (ILE) guidance notes for the Reduction of Light Pollution.

11. No public address system shall be installed on the site.

Reason: In the interests of the amenity of local residents.

12. Before the development hereby permitted commences a scheme shall be submitted to and approved in writing by the County Planning Authority which specifies the provisions to be made for the control of noise emanating from the gym extension and the new theatre. The approved scheme shall be implemented before the development is brought into use and shall be maintained in perpetuity thereafter.

Reason: In the interests of the amenities of occupiers of nearby residential properties

Informatives

A). The attention of the applicant is drawn to the contents of the attached letters from Southern Water Services, The Environment Agency and Sussex Police dated 17 July 2008, 16 July 2008 and 30 July 2008.

B). The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the school meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the County Fire Officer.

C). The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. The means of access both to and from the building, the parking facilities and sanitary conveniences, so far as it is in the circumstances both practicable and reasonable, should meet the needs of disabled persons using the building.

D). The proposal meets the main material considerations in that it is:-

- In conformity with relevant policies of the Development Plan.
- Acceptable in terms of its siting, design and appearance.
- Acceptable in relation to its surroundings and relationship with nearby residential properties.

In making this decision account was taken of the following planning policies:

The Adopted West Sussex Structure Plan 2001-2016 (2004)

LOC1 (Locational Strategy), NE11 (Community facilities and services), CH1 (Character), ERA1 (Making the best use of land), DEV1 (High quality development).

Chichester District Local Plan First Review 1999

BE1 (Settlement Policy Areas), BE11 (New Development), BE12 (Alterations, extensions and conversions), BE14 (Wildlife habitat, trees, hedges and other landscape features).

Crime & Disorder Act 1998

Director of Children and Young Peoples Services raises no security implications.

Human Rights Act 1998

Article 8 of the European Convention safeguards the respect for family life and home whilst Article 1 of the first protocol concerns the non-interference with the peaceful enjoyment of private property. Both rights are subject to conditions and interference with these rights may be permitted if the need to do so is proportionate. In this particular matter, the interests of those affected by the planned development have been fully considered as have the relevant considerations which may justify interference with particular rights. All of these are set out within the body of the report and are examined in the context of relevant planning considerations

Date of Report Submission:
2 September 2008

Case Officer Name
Michael Draper

4 September 2008

Date of Final Report:

Case Officers Signature

Group Manager's Signature