Jenny McIntee Architectural Design

Planning Statement

Proposed Extension to create a Dining Table Store at Gosberton Primary School, High Street, Gosberton, Lincolnshire, PE11 4NW

for

Cotts Builders and Contractors Ltd



Project No. 1769

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1.0 INTRODUCTION

Description of the proposal and background

1.1 The existing premises comprises a key Primary School in the Gosberton locality. The school has undertaken previous extensions to evolve the school and provide additional classroom space. To further improve the space in the future the school will be carrying out internal alterations to provide catering and serving facilities.

1.2 The space allocated for these works is currently the Dining table store resource space and the school requires additional resource space for the storage of the tables.

1.3 The proposed resource area needs to be accessible from the Dining Hall. A large opening on the South-East elevation has been blocked up in the past and a high-level window installed to bring light into the Dining Hall. The space outside open, clear of obstructions and wouldn't be impacted by a small extension created in this location.

1.4 The aim of the proposal is to create the necessary space required.

Support documentation

1.5 This Planning Statement should be read in conjunction with the planning application, the submitted plans, including the site plan, block plan and layout plan and elevations.

2.0 SITE AND SURROUNDING AREA

2.1 The site is located at the South of the school adjacent the B1397, the site is located on the South-East elevation of the Dining Hall. The proposed extension will link directly onto the South-East elevation of the Dining Hall.

2.2 The Dining Hall is an independent, tall single storey building with a flat roof and appears to have been built in the !960's / 1970's. The Dining Hall is accessed from the main section of the school by a single storey access corridor. The Dining Hall bears little similarities with the Georgian style buildings adjacent which form the original part of the school, but is a design of its time.

2.3 The ground beyond is open and clear of vegetation and trees. This area forms part of the playground and the ground level slopes down from East to West.

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3.0 SITE PLANNING HISTORY

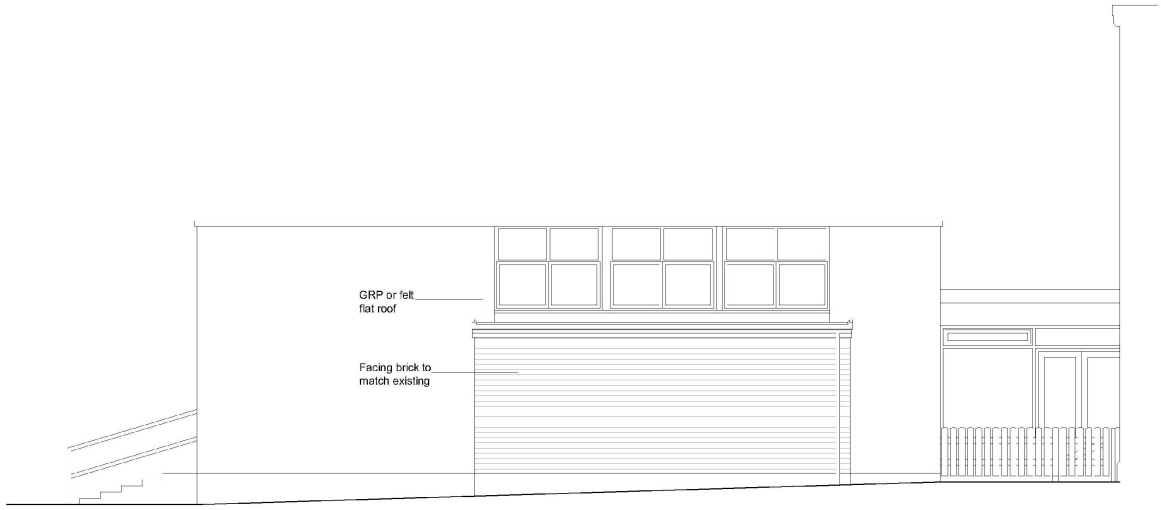
3.1 The site has had planning applications submitted to the Local Authority, the most recent being H08-0503-09, validated on 10th July 2009.

4.0 PROPOSED DEVELOPMENT

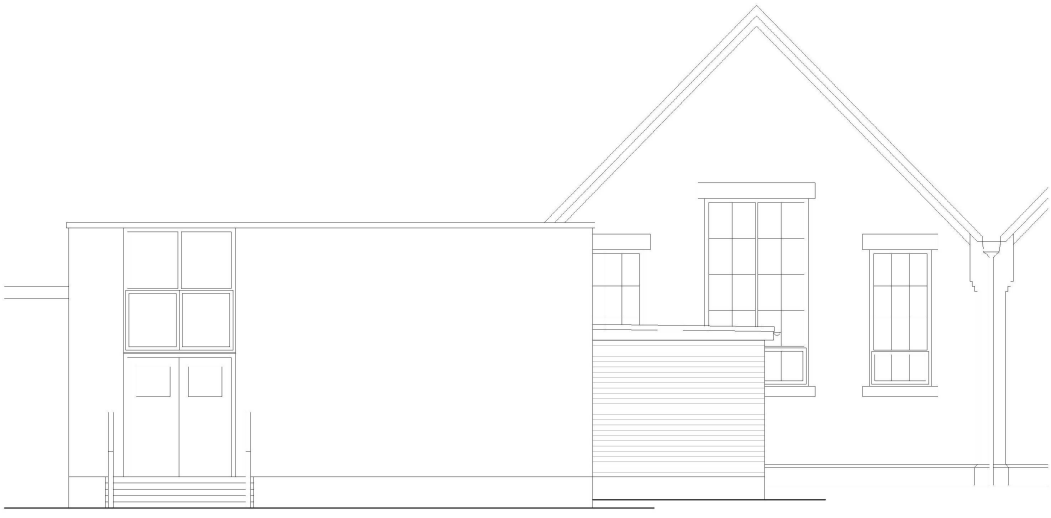
4.1 This application seeks planning permission for a single storey flat roof extension to provide a resource area for Dining table storage.

5.0 PLANNING POLICY CONTEXT

Design and impact upon character and appearance



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION - 1:100

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5.1 The extension is only visible on the South East and South West Elevations

5.2 The extension is simple but effective, with a flat roof and design akin to the building it is linked too.

5.3 The extension utilises the same palette of materials as the building it is attached too.

Impact upon residential amenity and adjacent land users

5.4 Policy G1 states that Planning permission will only be granted for development which will not substantially harm the amenities of other nearby land users or residents because of its nature, scale, density, layout, appearance of level of traffic generation.

5.5 The proposal invokes no class change to the existing building.

5.6 The proposal is located in an area of the building that has no impact on residential amenity and land users.

Waste disposal

5.7 The proposal invokes no significant increase in waste production to create a need for further waste disposal services.

Flood Risk

5.8 The site is located within flood risk zone 3. The proposed extension is purely used as a resource area and is not habitable.

5.9 The finished floor level for the proposal has been set to match the existing. The proposal is at no greater risk of flooding than the existing building it is attached to and a level difference would greatly compromise the transportation of wheeled tables into the store.

Highway Safety

5.10 The proposal is not located approximately 17m from a public highway and is accessed from the existing access to the school. The proposal will have no effect on the public highway

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Planning Policy

5.11 The proposal conforms to the general policies of South Holland District Council Adopted Local Plan 2006.

6.0 CONCLUSION

6.1 The proposal will provide a much-needed facility that will ensure the longevity of the school.

6.2 The Resource Area will provide much needed storage space for the supplies needed for the efficient running of the school.

6.3 The proposal is small and in keeping with the existing Dining Hall.

6.4 The proposal accords with planning policy.

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