

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-0329-19 **Applicant:** Lincolnshire County Council

Proposal: Retention of existing single mobile classroom - retrospective

Location: Quadring Cowley And Browns School Cross Gate Donington

Terminal Date: 15th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 16. Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a Regulation 3 retrospective planning application for retention of existing single mobile classroom at Quadring Cowley and Browns School, Cross Gate, Donington, Spalding.

The site context is purely countryside. The Grade I Listed Building St. Margaret's Church is approximately 50 metres to north-east. Farm houses are accessed from the road to east and west. The school is a single-storey large building with subsequent extensions. The mobile classroom is located to the rear of the block and adjacent to the northern boundary.

The site is outside the settlement boundaries of Donington and Quadring, thus it is considered to be in the countryside. Policy 1 of the South East Lincolnshire Local Plan, 2019 states that "in the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits". Given the ancillary use of the development, the proposed

outbuilding can be located by no means elsewhere within the defined settlement limits of urban settlements. Therefore, the principle of development for the proposal is acceptable unless material considerations indicate otherwise according to section 70(2) of the Town and Country Planning Act 1990.

The purpose of the mobile classroom is to provide floorspace for school activities which cannot be accommodate inside the main block. These activities are intervention, small group work, special classes, school clubs, meetings and special events.

The mobile classroom measures approximately 5.56 metres in width, 11 metres in depth and 3.27 metres in height. Having regard to the scale of the school, the unit is commensurate with the main building in terms of scale, massing and height.

The intended outbuilding is located behind the school block and adjacent to the rear site boundary. It is positioned across the curtilage and adjacent to the outdoor play area. The main access is on the western front elevation with an access ramp. A fire door with steps is on the rear elevation. A dual pitched roofed canopy is between the main rear door of the school block and the rear access of the mobile classroom. The finished floor levels are set half a metre from the ground floor on account of slightly irregular site levels of the unit location. The resulting height of the mobile unit is not excessive in relation to that of the school block. 5 no. windows are on each side elevation.

The green painted walls and the white painted fascia board predominate the overall appearance of this outbuilding. The windows are made of aluminium and timber is the material of the doors. Although these materials differ from the mixed brown facing brickwork of the school building, the appearance of the mobile classroom relates well with that of the main building on the site and the visual amenity is still preserved.

Para 196 of NPPF 2019 states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal". A hedgerow of plants and shrubs is just behind the rear boundary which would mitigate the visual impact of the outbuilding towards the churchyard of St. Margaret's adjacent to north-east. Such boundary treatment could be supplemented in order to reduce the extent of the visual impact to the listed building. However, in accordance with the paragraph mentioned above, the hedgerow would still contribute somewhat to screen the classroom causing less than substantial harm to the listed church. Greater weight is given to the purpose of the outbuilding due to the public benefits of ensuring the running of the village school.

No residential building is adjacent to the application's site; thus the proposal would not create any impact upon the residential amenity as included in Policy 2 and 3 of South East Lincolnshire Local Plan, 2019.

No representation has been made.

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 29 of South East Lincolnshire Local Plan, 2019 and Section 12 and 16 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers. An extension of a five year permission should be granted following the previous planning applications.