

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0970-18 **Applicant:** Spalding Wygate Foundation Nursery

Proposal: Provision of replacement of existing portacabins with permanent building for use as classrooms and the retention of existing portacabins until completion of proposals to ensure continuity of nursery spaces

Location: Wygate Foundation Nursery School Woolram Wygate Spalding

Terminal Date: 19th October 2018

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

Section 12 - Achieving well designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a County Council Reg 3 application which consults with the District Council regarding a proposal to replace existing portacabins with a new permanent brick-built building to accommodate 2 nursery classrooms. The site is located within the defined settlement limit for Spalding as set out in the South Holland Local Plan (2006).

The proposal is considered acceptable in terms of size, scale, positioning and design. The site boundaries are well screened and the proposed building would be located to the rear of the existing school buildings. The proposed materials would help the new building blend in with the rest of the buildings on the site. The proposed building would be no nearer existing properties on Wygate Meadows than the existing school buildings are to the east. It would therefore not have an adverse impact on the character and appearance of the area nor should it have a material adverse impact on residential amenity in terms of noise or overlooking.

Portacabins are susceptible to deterioration and so the replacement of these with a permanent building is favourable.

No representations have been received.