

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0796-21 **Applicant:** Whaplode C of E Primary School

Proposal: Erection of a single-storey timber outbuilding to be used as additional classroom space

Location: Whaplode C Of E Primary School Mill Lane Whaplode

Terminal Date: 1st October 2021

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 2021

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission to install a detached outbuilding to the south

of the main school building on a permanent basis to create 1no classroom, 3 toilets and 2 store cupboards. The building would measure 12.8 metres x 7.2 metres and stand at 3.2 metres in height. It would be constructed from thermowood vertical timber boarding in natural wood colour finish sitting under a single ply membrane timber parapet roof in mid grey. The doors and windows would be powder coated aluminium in traffic grey colour finish. The proposed scheme does not increase the number of pupils/staff.

The scheme was amended and the design of the proposed structure changed as the design initially proposed is no longer available.

Site Description

The site comprises the Whaplode C of E Primary School located on Mill Lane in Whaplode. The main school building is to the north-west of the site with parking to the north-east, a playground to the south and outbuildings to the south. Main entrance to the School is from Mill Lane. The immediate area comprises mainly residential dwellings with the open countryside to the south of the site.

History

H23-0781-18 - Siting of mobile classroom (retrospective) previously approved under H23-0646-13 - Approved

H23-0646-13 - Siting of mobile classroom (retrospective) - Approved

H23-0686-06 - Extension to improve and provide disabled toilet facilities - Approved

H23-0686-06 - Extension to improve and provide disabled toilet facilities - Approved

Consultation Responses

Whaplode Parish Council

No objections.

Environmental Health

No comments or objections.

Planning Considerations

Principle of development

Section 38 (6) of the Town and Country Planning Act, 1990, as amended by the 2004 Act, indicates that determination must be made in accordance with the development plan, unless material considerations indicate otherwise.

The site is inside Whaplode Settlement Boundary as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 indicates that within the settlement boundaries of the Main Service Centres, including Holbeach, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

The site is within the Whaplode Settlement Boundary and the proposal would provide additional educational facilities that would help support Whaplode's role as a service centre and help sustain existing facilities. No objections are therefore raised in principle.

Design and impact on the character of the area

The proposed outbuilding would replace the existing temporary building to the south of the main school building. The proposed building is considered to be an improvement to the existing temporary structure as it would have a better quality finish. The proposed structure would be largely hidden from public views given its set back from Millers Rest and the presence of a heavy tree line along the eastern boundary. There would not be any views from the open countryside to the rear of the site either due to the trees along the rear boundary.

The proposed structure would appear as a relatively minor addition to the overall site. Its design and materials are of contemporary nature and whilst not necessarily matching the existing school building, they are not considered to conflict with the overall character and appearance of the site or the wider character.

As such it is considered that the existing and external appearance of the proposed building is on balance acceptable.

Neighbouring amenity

The nearest residential properties are located to the west of the site on Irby Crescent and these dwellings would be located at least 20 metres from the closest part of the proposed building. The proposed building would be largely blocked by the existing building along the western boundary and would not therefore be visible to these neighbours. As such no unacceptable impact would result in terms of overshadowing. With regards noise impacts, no new activities are proposed nor would there be any increase in pupil/staff numbers therefore it is not considered that any additional noise nuisance would result from the proposed development.

Planning Balance

The proposal will not materially harm the character or appearance of the locality. The planning balance is therefore considered to be in favour of the proposal.

Conclusion

In light of consideration above, the proposal complies with Policies 1, 2 and 3 of South East Lincolnshire Local Plan, 2019 as well as Section 12 of National Planning Policy Framework, 2021.

Additional Considerations

Public Sector Equality Duty

In making your decision you must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 is only one factor that needs to be considered, and may be balance against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making your decision, you should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation in this case

interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

RECOMMENDATION

The application can be approved under delegated powers.