

Application Number	07/2017/1916/FUL
Address	St James Church Of England School Slater Lane Moss Side Leyland Lancashire PR25 1TL
Applicant	St James Church of England Primary School
Agent	Christine Moor 7 East Cliff Preston PR1 3JE United Kingdom
Development	Single storey side extension to provide office space
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Linda Ashcroft
Date application valid	28.06.2017
Target Determination Date	23.08.2017
Extension of Time	

Location Map



1. Introduction

- 1.1 This application is being brought before the Planning Committee as the Planning Manager is a Governor of this school.

2. Report Summary

- 2.1 This application seeks permission for a single storey side extension to provide office accommodation. It is considered the proposal will not have a detrimental impact upon nearby residential properties. It is also considered that the proposal will not appear out of character with the area and is therefore recommended for approval subject to conditions.

3. Site History

- 3.1 07/2003/0664 – Single storey extension to provide additional classroom. Approved
- 3.2 07/2007/0823/FUL – Single storey extension to side formation of 10 No. car parking spaces and conversion of existing car park to playground. Formation of new pedestrian access from Slater Lane. Approved.
- 3.3 07/2008/0574/FUL - Single storey extension to southern elevation. Approved
- 3.4 07/2014/1029/FUL - Single storey extension to side. Approved

4. Proposal

- 4.1 Planning permission is sought for a single storey side extension measuring 2.34m by 2.4m with a flat roof 2.6m high. The proposal will attach to an existing flat roofed part of the building with upvc white panels to the lower portion and upvc windows. The extension will have the appearance of a conservatory and will be attached to an existing lobby area which will be converted to form an office area.
- 4.2 The proposal will replace a timber shed which has been used as an 'Art Studio'.

5. Representations

5.1 Summary of Publicity

- 5.1.1 Three neighbours have been notified and a site notice has been posted.

5.2 Letters of Objection

- 5.2.1 The neighbour notification period expires on the 26 July; the publicity notice expires on the 2 August, 2017.
- 5.2.2 At the time of writing the report (17 July) no representations have been received.
- 5.2.3 Any representations received following publication of the report will be reported verbally to the Planning Committee.

6. Summary of Responses

- 6.1 No consultations have been carried out.

7. Material Considerations

7.1 Policy

7.1.2 **Policy B1: Existing Built-Up Areas** in the South Ribble Local Plan permits development which is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

7.1.3 **Policy G17 b): Design Criteria for New Development** in the South Ribble Local Plan permits extensions that do not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density massing, proximity or use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

7.2 Relationship to Neighbours

7.2.1 St James Vicarage and No. 4 and 5 The Glebe share a common boundary with the application site. The proposal will be set some 20m from the eastern boundary with the vicarage and some 18m from No. 4 The Glebe.

7.2.2 Between the proposal and the eastern boundary is an area used as an outside play area which is furnished with various outdoor play equipment.

8. Other Material Considerations

8.1 There is screen fencing and mature trees to the eastern boundary and the area the subject of the application is not visible from Slater Lane.

9. Conclusion

9.1 It is considered that due to the scale and proximity of the proposal, this will not have a detrimental impact upon adjacent residential properties by undue loss of light/sunlight or privacy nor will it appear overbearing.

9.2 It is also considered that due to the scale and proximity of the proposal, this will not impact upon the character and appearance of the area.

9.3 The proposal complies with Policy 17 of the Central Lancashire Core Strategy, Policy B1 and G17 of the Adopted Local Plan 2012-2026 and therefore recommended for **approval**.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg 9114 L01.
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

RELEVANT POLICY

17 Design of New Buildings (Core Strategy Policy)

POLB1 Existing Built-Up Areas

POLG17 Design Criteria for New Development

Note:
