



Report to East Area Planning Committee

| | |
|-----------------------------|---|
| Application Number: | PL/21/2289/FA |
| Proposal: | Erection of 2 canopies and access ladder to the roof of Block N |
| Site location: | Amersham School, Stanley Hill, Amersham, Buckinghamshire, HP7 9HH |
| Applicant: | Buckinghamshire Council |
| Case Officer: | Emma Showan |
| Ward affected: | Little Chalfont & Amersham Common |
| Parish-Town Council: | Amersham |
| Valid date: | 23 August 2021 |
| Determination date: | [TBC] |
| Recommendation: | Conditional permission |

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes the erection of 2 canopies and an access ladder to the roof of Block N at the Amersham School, a mixed secondary school located in the open Green Belt, outside of the settlement of Amersham.
- 1.2 The application is to be reported for determination by the area planning committee as Buckinghamshire Council is the applicant.
- 1.3 The recommendation is to grant conditional permission.

2.0 Description of Proposed Development

- 2.1 This application relates to the Amersham School, a mixed secondary school located in Amersham. The school is accessed off Stanley Hill, a residential road comprised of mixed residential development. The school campus occupies an elevated position at the crest of the hill and comprises a number of buildings. It is located within the open Green Belt.
- 2.2 The application proposes the erection of 2 canopies and an access ladder to the roof of Block N.
- 2.3 The proposed canopies would be attached to the east and south elevations of Block N to provide a covered walkway. The canopy would be of a height of 3.585 metres (3.46 metres to the eaves height) and would comprise a mono-pitch roof and open sides. It would have cladding to the roof.

- 2.4 The access ladder would provide external access from the lower to the upper roof of Block N.

3.0 Relevant Planning History

- 3.1 CH/2012/1669/RB – 6 December 2012 - New classroom building to replace temporary classrooms and associated external works
- 3.2 CH/2013/1370/FA – Conditional permission, 20 March 2014 - Sports hall with ancillary facilities, laying of associated hardstanding and disposal of excavated soil to create earth banks
- 3.3 CH/2015/1747/NMA - Accepted, 12 October 2015 - Application for a non-material amendment to planning permission CH/2013/1370/FA - Sports hall with ancillary facilities, laying of associated hardstanding and disposal of excavated soil to create earth banks
- 3.4 PL/19/0880/BCC - 9 May 2019 - Consultation from Buckinghamshire County Council on planning application CC/0013/19: Proposed demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block. The planning application was approved by Bucks CC.
- 3.5 PL/20/4414/NMA - ACC, 18 January 2021 - Non material amendment to planning permission CC/0013/19 (Proposed demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey, and a single-storey classroom extension on the existing science block) to allow for an additional side entrance door to Science Block (Block E) extension.

4.0 Summary of Representations

- 4.1 None received.
- 4.2 No comments received from Amersham Town Council.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), 2021.
- National Design Guidance, 2019
- Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Buckinghamshire Parking Guidance SPD.

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy),

Local Plan Saved Policies:

H3 (Provision of new dwellings in the built-up areas excluded from the Green Belt (other than in accordance with Policies H2, H4 & H7)),

GB2 (Development in general in the Green Belt)

- 5.1 The site lies within the open Green Belt where, as per the provisions of Paragraph 149 of the NPPF and Local Plan Policy GB2, the extension or alteration of an existing building is acceptable, provided that it does not result in disproportionate additions over and above the size of the original building. In this case, given the nature of the proposed works and open-sided nature of the canopy, it is considered that the works would not comprise disproportionate additions, when considered cumulatively with any previous additions, and the development therefore complies with Green Belt policy. The access ladder itself, would have a negligible impact on the openness of the Green Belt.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development)

- 5.2 The proposed canopy would be open-sided allowing views of the building (Block B), to which it would be attached, to be retained. The canopy would have a functional appearance, given its purpose to provide a rain cover. It would comprise a steel purlin frame with a grey sheet cladding to the roof. Integrated guttering would deal with rainwater. Overall, given the simple and functional appearance of the canopy, it is not considered to be out of keeping or harmful. The proposed ladder too would have a functional purpose and would not appear prominent or obtrusive on the building to which it would be attached. Given that the Amersham School campus is set back from Stanley Hill, the proposal would not be prominent in views from the highway or public areas. No objections are raised in respect of the appearance of the development or its impact on local character.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

- 5.3 Given the nature of the proposed development and the location of the associated school buildings, it is not considered that the proposal would result in any harm to neighbouring amenities. The ladder, although elevated, would not afford easy views into any neighbouring properties or gardens, given its proposed siting.

Transport matters and parking

Core Strategy Policies:

CS25 (Dealing with the impact of new development on the transport network)

Local Plan Saved Policies:

TR2 (Highway aspects of planning applications)

TR11 (Provision of off-street parking for developments)

TR14 (Retention of existing areas of off-street vehicle parking)
Buckinghamshire Parking Guidance SPD.

5.4 The proposal does not generate a requirement for any additional parking spaces and therefore there would be no adverse parking implications.

6.0 Weighing and balancing of issues / Overall Assessment

6.1 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

6.2 As set out above it is considered that the proposed development would accord with the development plan policies and the provisions of the NPPF.

7.0 Working with the applicant / agent

7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approaches decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and working proactively with applicants to secure developments.

7.2 The Council works with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

8.0 Recommendation: Conditional permission, subject to the following conditions:-

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.
Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2. The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.

3. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

| <u>Received</u> | <u>Plan Reference</u> |
|------------------------|---|
| 28 May 2021 | KATT LADDER SPEC |
| 28 May 2021 | Block N - Proposed Access Ladder Location |
| 2 Aug 2021 | Location Plan |
| 28 May 2021 | BLOCK N & ADDITIONAL EXTERNAL WORKS |
| 28 May 2021 | General Arrangement |
| 28 May 2021 | Block N - Roof Plan |
| 30 Jul 2021 | General Arrangement Newcastle Monopitch Shelter |
| 28 May 2021 | Proposed Site Plan |

APPENDIX A: Consultation Responses and Representations

No comments received, including no representations from the Town Council or Local Councillors.