

Item No. 7.6	Classification: OPEN	Date: 9 July 2013	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 13/AP/1221 for: Full Planning Permission Address: 'DUCKS' INFANTS SCHOOL, DULWICH COLLEGE, DULWICH COMMON, LONDON, SE21 7LG Proposal: Single storey rear extension to classroom block of 'Ducks' Infants School, Dulwich College, College Road, between Grange Lane & Woodhall Drive.		
Ward(s) or groups affected:	College		
From:	Head of Development Management		
Application Start Date 15/05/2013		Application Expiry Date 10/07/2013	
Earliest Decision Date 30/06/2013			

RECOMMENDATION

- 1 Grant planning permission.

BACKGROUND INFORMATION

Site location and description

- 2 Single-storey detached infants school building, part of the campus of Dulwich College.

The site is located on the east side of College Road, a few hundred yards to the south of the main Dulwich College campus and buildings. The building is timber constructed and clad and has a shallow pitched roof.

The building is not listed and the site is not within the Dulwich Village Conservation Area.

The site is located within Metropolitan Open Land.

Details of proposal

- 3 The proposal is for the rearward extension of the north-facing wing of the existing infants department building.

The area where the extension is proposed is currently a covered area formed by the deep eaves (and supported by timber posts). At 33.425m long the extension would run the entire length of the rear wall of the north-facing wing and would be 2m wide. It would therefore finish flush with the west facing gable end.

The roof would simply be formed by continuing the rear roof slope of the existing roof down where its eaves would finish at 2.23m high.

In total, 9 roof lights would be interspersed along the length of the new area of roof.

Matching cedar cladding (with matching stain) and matching roof tiles are proposed, to complement the existing building.

Planning history

- 4 None relevant

Planning history of adjoining sites

- 5 None relevant

KEY ISSUES FOR CONSIDERATION

Summary of main issues:

- 6 The main issues to be considered in respect of this application are:
- a) Principle of development
 - b) Impact upon the character and appearance of the host building and the surrounding area
 - c) Impact on amenity of occupiers of adjoining land
 - d) Impact on trees

Planning policy

- 7 National Planning Policy Framework (NPPF)
Section 7: Requiring good design.
- 8 The London Plan (2011)
Policy 3.18 Education facilities
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.17 Metropolitan Open Land
Policy 7.21 Trees and Woodland
- 9 Southwark Core Strategy (2011)
Strategic Policy 4 - Places to learn and enjoy
Strategic Policy 11 - Open spaces and wildlife
Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards
- 10 The Council's cabinet on 19th March 2013, as required by para. 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 11 The Southwark Plan (2007) - Saved Policies
Policy 2.2 'Provision of new community facilities'
Policy 3.2 'Protection of Amenity'
Policy 3.12 'Quality in Design'
Policy 3.13 'Urban Design'
Policy 3.25 'Metropolitan Open Land'

Principle of development

- 12 Policy 3.18 of The London Plan (2011) states (inter alia) that,
- ‘Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes.’
- 13 Further to this strategic policy 4 of the adopted Core Strategy (2011) sets out the Council’s approach to the provision and improvement of educational and recreational infrastructure in the Borough and states that the way this will be achieved will include building new schools and improving existing schools to provide improved education opportunities and ensuring that new development provides for new school places to increase the provision of education.
- 14 Saved policy 2.2 (Provision of new community facilities) of the Southwark UDP (2007) is also relevant and states that,
- ‘Planning permission will be granted for new community facilities provided:
- i. Provision is made to enable the facility to be used by all members of the community; and
 - ii. The facility is not detrimental to the amenity of present and future occupiers of the surrounding area in compliance with Policies 3.2 and 5.2; and
 - iii. Where developments will generate more than 20 vehicle trips at any one time a transport assessment will be required in compliance with Policies 3.3 and 5.2.’
- 15 Saved policy 3.25 (Metropolitan Open Land (MOL)) of the Southwark UDP (2007) states,
- ‘There is a general presumption against inappropriate development on metropolitan open land.
- Within metropolitan open land, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:
- i. Agriculture and forestry; or
 - ii. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii. Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv. Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
- 16 The whole of the ‘Ducks’ Infants Department school site is situated within Metropolitan Open Land. This application seeks planning permission to infill a covered terrace to expand class-room accommodation. The principle of this form of development is supported by the Council’s planning policies concerning the development of community facilities.
- 17 The proposed extension is of a modest size in comparison with the area occupied by the host building and is single-storey with a low roof profile. It would also be screened from wider public views from both the north and east by the two wings of the existing school building. Furthermore, it is also enclosed and hence would also be largely obscured from public view by a grassed embankment to the immediate south of the site of the extension. The existing building and proposed extension are also set some 30m back from College Road and are again largely screened from view by the two-storey Victorian detached school administration building at the front of the site.

18 It is considered that these circumstances would ensure that the proposal would be effectively screened from view on all sides such that it would not have any adverse impact upon the function and openness of the Metropolitan Open Land.

19 Furthermore, whilst not providing facilities for outdoor recreation, the development would represent a very modest expansion of the existing school building which lies within the developed part of the site and therefore does not increase the footprint of the built area.

Environmental impact assessment

20 N/A

Impact of proposed development on amenity of adjoining occupiers and surrounding area

21 None

Impact of adjoining and nearby uses on occupiers and users of proposed development

22 None

Transport issues

23 None

Design issues

24 The design of the extension is compatible with the existing building in its siting, form and materials, being as it is, a logical extension of the existing rear roof slope thereby formally enclosing an area which is already enclosed by the deep eaves of the existing rear roof slope.

Impact on character and setting of a listed building and/or conservation area

25 The site is outside of the Dulwich Village Conservation Area and is not a Listed Building (nor would it affect the setting of a Listed Building).

Impact on trees

26 The new deeper west-facing gable end would encroach obliquely toward a small ornamental tree. However, this tree would be retained and the extension would not encroach within either its canopy or root protection area. The impact is therefore considered to be acceptable.

Planning obligations (S.106 undertaking or agreement)

27 N/a

Sustainable development implications

28 None

Other matters

29 None

Conclusion on planning issues

- 30 The proposed extension would not have any adverse impact upon the function and open character of the Metropolitan Open Land in which it sits, its character and appearance would be compatible with that of the host building and the surrounding locality and it would not have any adverse impact upon trees or the amenity of the occupiers/users of adjoining land. It is for these reasons that the application is recommended for GRANT.

Community impact statement

- 31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) There are no issues relevant to particular communities/groups likely to be affected by the proposal.

Consultations

- 32 Details of consultation and any re-consultation undertaken in respect of this application are set out below in Appendix 1.

Consultation replies

- 33 Details of consultation responses received are set out below in Appendix 2.

- 34 Summary of consultation responses:
None received.

Human rights implications

- 35 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

- 36 This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2084-C Application file: 13/AP/1221 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 4877 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Ciaran Regan, Planning Officer	
Version	Final	
Dated	11 June 2013	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	27 June 2013	

Consultation undertaken

Site notice date: 07/06/13

Press notice date: 06/06/13

Case officer site visit date: 07/06/13

Neighbour consultation letters sent: 11/06/2013

Internal services consulted: Design and Conservation

Statutory and non-statutory organisations consulted: None

Neighbours and local groups consulted:

80 COLLEGE ROAD LONDON SE21 7LY
82 COLLEGE ROAD LONDON SE21 7LY
84 COLLEGE ROAD LONDON SE21 7LY
78 COLLEGE ROAD LONDON SE21 7LY
72 COLLEGE ROAD LONDON SE21 7LY
74 COLLEGE ROAD LONDON SE21 7LY
76 COLLEGE ROAD LONDON SE21 7LY
14 FERRINGS LONDON SE21 7LU
15 FERRINGS LONDON SE21 7LU
16 FERRINGS LONDON SE21 7LU
12 FERRINGS LONDON SE21 7LU
86 COLLEGE ROAD LONDON SE21 7LY
10 FERRINGS LONDON SE21 7LU
11 FERRINGS LONDON SE21 7LU
70 COLLEGE ROAD LONDON SE21 7LY
3 WOODHALL DRIVE LONDON SE21 7HJ
5 WOODHALL DRIVE LONDON SE21 7HJ
7 WOODHALL DRIVE LONDON SE21 7HJ
11 WOODHALL DRIVE LONDON SE21 7HJ
ELLER BANK 87 COLLEGE ROAD LONDON SE21 7HH
89 COLLEGE ROAD LONDON SE21 7HH
1 WOODHALL DRIVE LONDON SE21 7HJ
64 COLLEGE ROAD LONDON SE21 7LY
66 COLLEGE ROAD LONDON SE21 7LY
68 COLLEGE ROAD LONDON SE21 7LY
62 COLLEGE ROAD LONDON SE21 7LY
9 WOODHALL DRIVE LONDON SE21 7HJ
58 COLLEGE ROAD LONDON SE21 7LY
60 COLLEGE ROAD LONDON SE21 7LY

Re-consultation: None

Consultation responses received

Internal services: Design and Conservation – No response to date.

Statutory and non-statutory organisations: N/a

Neighbours and local groups: None