

<b>Item No.</b> 1	<b>Classification</b> OPEN	<b>Decision Level</b> PLANNING COMMITTEE	<b>Date</b> 05/05/2004
<b>From</b> INTERIM DEVELOPMENT AND BUILDING CONTROL MANAGER		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (03-CO-0132 )  Erection of a single storey pitched roof extension to north-east side of main school building to provide changing room and toilet facilities and the refurbishment of existing boundary wall and canopy to open storage area in north-east corner of site.		<b>Address</b>  Grange School, Webb Street SE1.  <b>Ward</b> Grange	

### **PURPOSE**

- 1 To consider the above application which is for determination by Planning Committee as it is for development by the Council.

### **RECOMMENDATION**

- 2 Grant planning permission

### **BACKGROUND**

- 3 The application premises comprise a 3 storey Victorian school building set within a hard-surfaced playground area. To the north-east of the site is Southwark College. At the northern corner is a new development of two dwellings and to the north-east corner is a block of flats. A single storey covered area is located in the north-east corner of the site. The building is not listed and is not within a conservation area.
- 4 The proposal is to build a single storey extension to the main school building along the north-east boundary of the site adjoining Southwark College. The extension will provide changing room facilities for the school's external multi-use games area and additional school toilet facilities.
- 5 The building has an overall floor area of 102 square metres with a height to eaves level of 5.6 metres from ground level. The building is to be finished in horizontal timber boarding with zinc details and zinc roof. The link to the existing school building will be glazed.
- 6 Planning permission was granted in 2001 for the erection of a floodlit multi-use games area and ground floor extension to provide changing rooms and toilet facilities. The multi-use games area has been provided. The current application is for an amended proposal for the changing room and toilet facilities.

### **FACTORS FOR CONSIDERATION**

## **Main Issues**

- 7 The main issues in this case are the scale and design of the extension and impact on neighbours' amenity.

## **Planning Policy**

- 8 Southwark Unitary Development Plan 1995 [UDP]:  
E.3.1 'Protection of Amenity' - Complies  
E.2.3 'Aesthetic Control' - Complies  
C.2.2 'Health, Social and Educational Facilities' - Complies

### Supplementary Planning Guidance:

'Design and Layout of Development' - Complies

### Draft Southwark Plan [agreed for deposit April 2004]

- 3.11 'Quality in Urban Design' - complies  
3.13 'Urban Design' - complies  
3.2 'Protection of Amenity' - complies  
2.3 'Enhancement of Educational Establishments' - complies

## **Consultations**

- 9 Site Notice: 28.01.04 Press Notice: -  
Consultees:  
Traffic Group  
86, 86A/B, 88, 88A/B Tower Bridge Road SE1 4TP  
Flats 1-4 10, Flats 1-4 11, Southwark College Grange Centre, Tower Bridge Road SE1 3BE  
1-8 Woods Place, Grange Road SE1 3BS

### **Replies from:**

- 10 Traffic Group - No objections

## **PLANNING CONSIDERATIONS**

### Scale and Design

- 11 The overall scale of the building is subservient to the main school building and does not detract from the character of the building. Its height is comparable with adjoining buildings on the Southwark College site and will not be out of place in this area. The design and materials to be used are considered acceptable. The refurbished boundary wall and store area is also considered to be acceptable.
- 12 Although the proposed extension will result in a loss of 102 sq.m. of existing playground area over 2,433 sq.m. of outside playing space will still remain. The loss of this small area of playground is considered to be more than outweighed by the improved facilities that will be provided for the school and local community who have use of the games area.

### Impact on Neighbours' Amenity

- 13 This relatively small extension is considered to be of a scale and located sufficiently away from the residential developments that border the site so as not to cause any loss of amenity to the occupiers of those dwellings.

## **EQUAL OPPORTUNITY IMPLICATIONS**

- 14 The building provides improved changing room and toilet facilities for able and less able-bodied students with level access from the main school building.

## **LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

- 15 The proposal makes use of a redundant part of the school site and area of disused external toilets.

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