

COMMITTEE REPORT

Planning Committee

30/05/2013

APPLICATION No. - FUL/2013/0514

Description of Development - Partial Change of Use to form Ground Floor Educational Use and erection of conservatory to rear with first floor living accommodation for staff and associated hard standing to existing parking area

Site Address - Cardinal Wiseman RC School 83 Potters Green Road

Applicant - Mr Tim Lloyd Cardinal Wiseman RC School

Ward - Henley

RECOMMENDATION:

Planning Committee are recommended to grant planning permission subject to conditions.

INTRODUCTION:

The purpose of this report is to consider a proposal to change the use of a former school caretaker's house on Potters Green Road to use for education purposes and for temporary accommodation for teaching staff, as well as the erection of a rear conservatory

The proposal is to use the ground floor of the premises to teach up to 5 students at any one time between the hours of 0830-1700 hours Monday – Friday. Two bedrooms would be provided at 1st floor level for use by student teachers, foreign language assistants and trainee teachers. The conservatory would measure 3m in depth and would be sited adjacent to the boundary with No.81. The existing area of gravel at the front side of the site would be re-laid with an alternative porous surface.

The design and access statement states that the house would be used as a base for small groups of students to develop and complete qualifications including life skills, under the supervision of teaching and ancillary staff. This entails using the kitchen area to provide a home like environment to teach basic cooking and other home skills as these have been identified as lacking in some of the schools most vulnerable students.

A further supporting statement from the applicant clarifies that since the cancellation of the Building Schools for Future (BSF) scheme the school cannot

afford to erect a new building on the main site. Furthermore, the existing intervention centre on site cannot cope with the number of pupils requiring the service. In terms of management, students will be met by staff on the main school site and accompanied to the house via a door leading to the rear garden of the existing property. There would be no more than 5 students at the premises at any one time and at least 2 staff would be present. There would also be alarms and CCTV at the premises.

RELEVANT PLANNING HISTORY

None relevant

DEVELOPMENT PLAN POLICIES:

CDP:

AM22: road safety in new developments

BE2 : the principles of urban design

H4: house extensions

BE21: safety and security

EM5 pollution protection strategy

SCL6: education facilities

SPG 'Extending Your Home' adopted 2003

The National Planning Policy Framework (NPPF) published in March 2012 which replaced all existing national planning policies sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.

CONSULTATION RESPONSES:

No objections from Highways

Neighbours were notified on 22nd April 2013 and site notices were posted on 22nd April 2013. 10 representations have been received from local residents with the following comments summarised below:

- Increased traffic and parking on Potters Green Road
- Increased anti-social behaviour / crime / litter on Potters Green Road
- The car park will be used as a playground
- Devaluation of houses nearby
- Loss of privacy for 83A Potters Green Road
- Increased noise and disturbance
- The site address description is misleading
- An application for a nursery was refused on the site before

APPRAISAL:

The main issues in determining this application is; principle of development; impact upon highway safety / parking; and impact upon residential amenity.

Principle of development

As the property is located outside of the main school grounds it is considered that the lawful use of the site is residential as opposed to educational. Policy SCL6 allows education uses where the environmental impact of the proposal is acceptable. Therefore if the impact upon neighbours in terms of noise and other amenity issues is acceptable the proposal complies with Policy SCL6. The issues mentioned above are discussed further below

Residential amenity

Significant concerns have been expressed by neighbours regarding potential increased noise and disturbance and anti-social behaviour which could arise from the change of use. The concerns are particularly acute due to the idea of teaching the most vulnerable pupils at the school at the site. Whilst it is understandable that such concerns have been expressed, the school have undertaken to manage the site by only allowing 5 pupils at a time at the premises with at least 2 members of staff present at all times. Pupils will be escorted from the main site to the property via a door to the rear garden and the site will only be used for this purpose from 8.30am until 5pm Monday to Friday. Given these arrangements, and subject to conditions to ensure that they are adhered to, the impact upon neighbours should be acceptable.

The proposed conservatory complies with the SPG for household extensions and its 3m projection to the rear is considered acceptable and would not result in significant loss of daylight or sunlight to the neighbouring dwelling at No.81. Furthermore, the elevation of the conservatory facing this neighbour would be constructed from brick with no window openings and therefore no significant overlooking would arise.

It is not considered that the amenities of the neighbouring dwelling to the south at 83a Potters Green Road would be significantly harmed as the proposed use is small scale and is not likely to give rise to overlooking or disturbance significantly greater than would be associated with the former use of the property as a caretakers dwelling. Conditions are proposed to ensure that the proposed use remains small scale and is managed in an appropriate manner. The proposed conservatory is separated from the neighbouring dwelling at No.83a by the hard surfaced area at the side of the application property and therefore it is not considered that the amenities of those occupying No.83a would be significantly harmed by this extension to the property.

Highway safety / parking

Policy AM22 states that new developments will be required to have safe and appropriate access to the highway system, together with satisfactory on site arrangements for vehicle manoeuvring, by means which avoid danger or inconvenience to pedestrians, cyclists or drivers.

The site currently benefits from 4 off road parking spaces. Whilst there may be up to two teaching staff living at the premises at any one time and there may be visitors to the premises by social workers or parents it is considered that the existing spaces are adequate and would not result in any significant increase in

on street parking or highway safety issues. Highways do not object and the proposal would comply with Policy AM22.

Additional comments by neighbours / Other issues

One neighbour suggested that a planning application for a children's nursery had been refused at the site. However, there is no record of such an application ever being submitted.

The devaluation of neighbour's houses is not a material planning consideration

One neighbour commented that the address given for the site is misleading as it includes "Cardinal Wiseman School". The application form gives the address as Cardinal Wiseman School, Potters Green Road but this was changed by officers to Cardinal Wiseman School, 83 Potters Green Road so that neighbours would understand that it was this property which is subject to the application. The notification letters carried the amended address.

CONCLUSION / REASON FOR APPROVAL

The application is considered acceptable as the proposal, subject to conditions, would not harm highway safety or residential amenity. It complies with Policies BE2, AM22, EM5, H4, BE21 and SCL6 of the Coventry Development Plan 2001.

SCHEDULE OF CONDITIONS

Condition(s)

- 1. The development hereby permitted shall begin no later than three years from the date of this permission.**
- 2. No facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.**
- 3. No more than 5 pupils will be on the premises at any one time and at no time when staff are not present**
- 4. The site shall be operated in accordance with the details of the management of the site which are included in the application documentation**
- 5. The site shall not be used for teaching before 0800 hours or after 1700 hours on any weekday or at any time on a Saturday or Sunday unless otherwise agreed in writing by the local planning authority.**

LIST OF BACKGROUND PAPERS

PROPER OFFICER: Group Manager Planning and Building Control
Author: Nigel Smith

ALL BACKGROUND PAPERS OPEN TO PUBLIC INSPECTION at City Services & Development Directorate, Civic Centre 4, Much Park Street and www.coventry.gov.uk

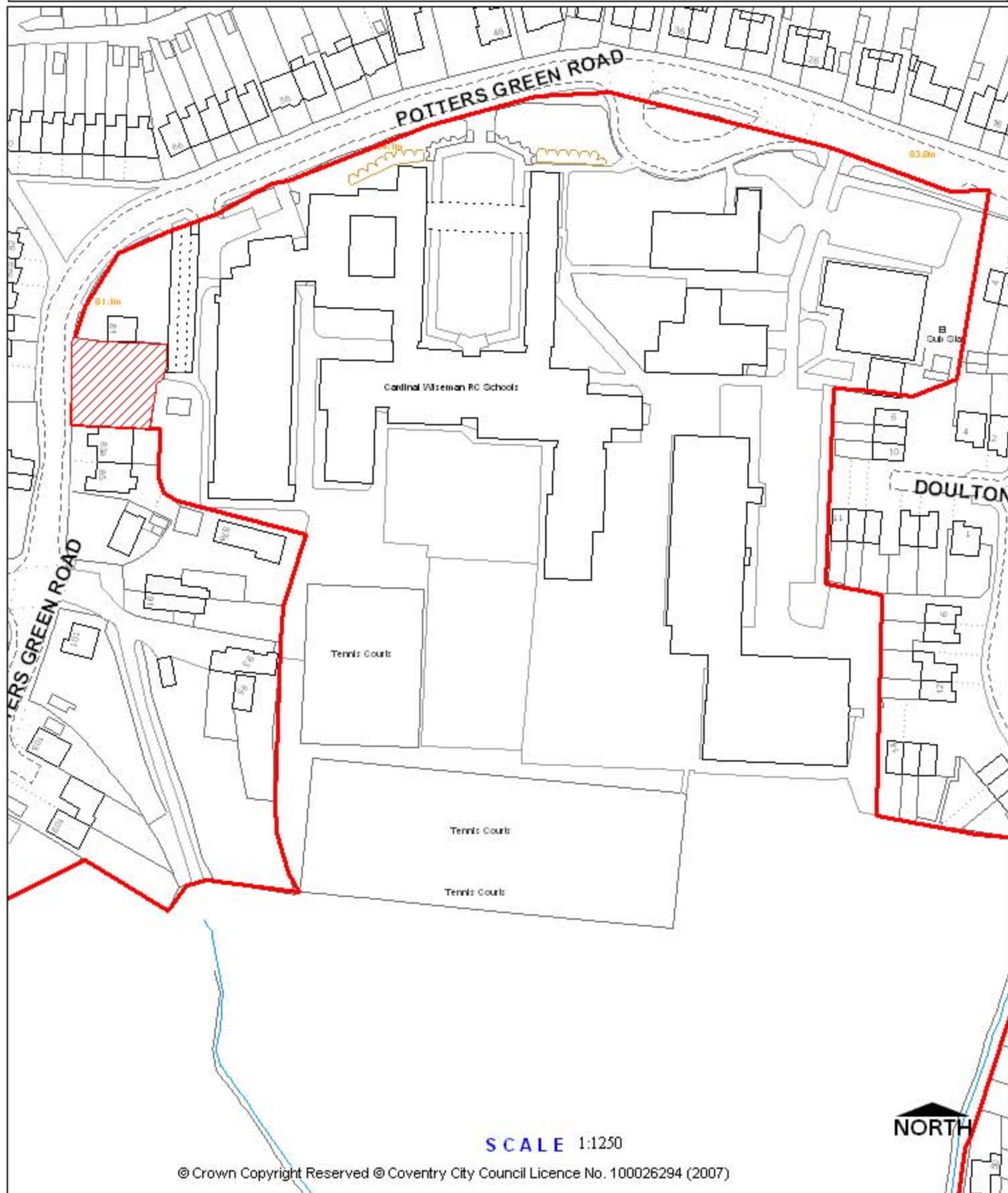
Planning Application File: FUL/2013/0514
Coventry Development Plan 2001



SITE LOCATION PLAN

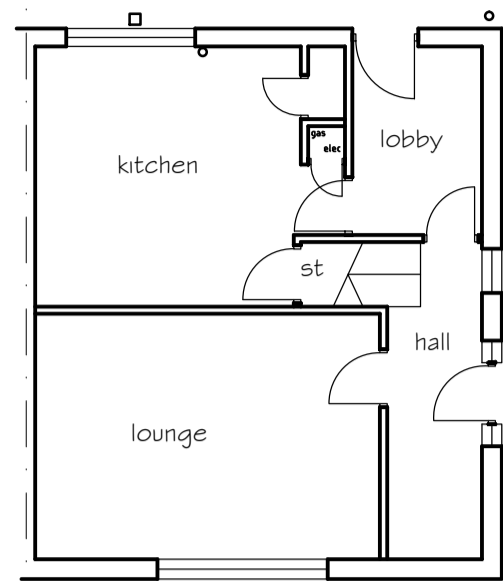
APPLICATION NUMBER **FUL/2013/0514**

LOCATION 

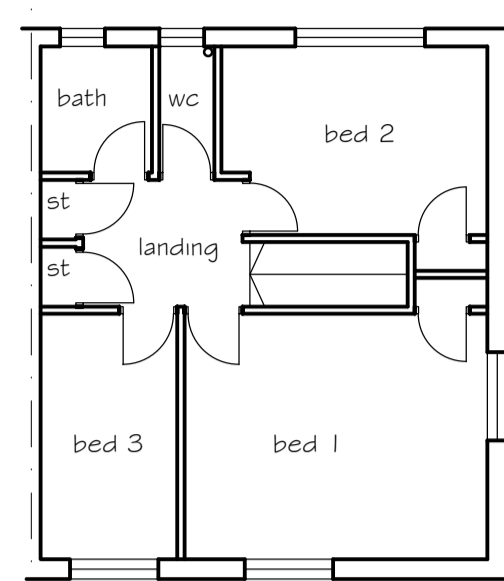


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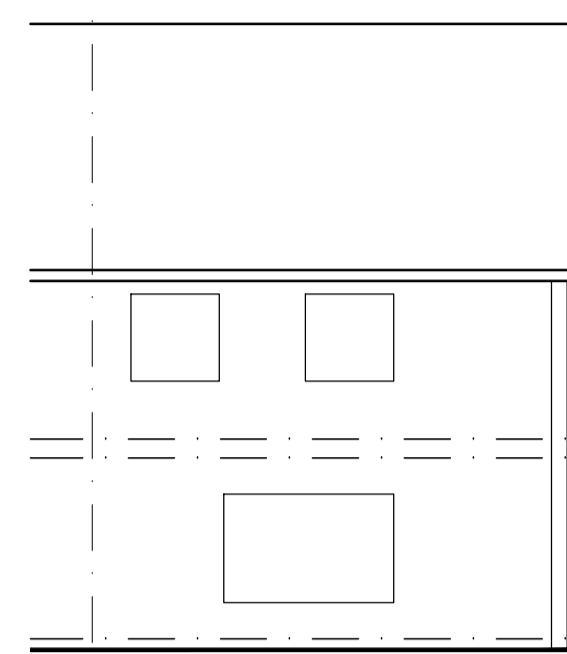
EXISTING



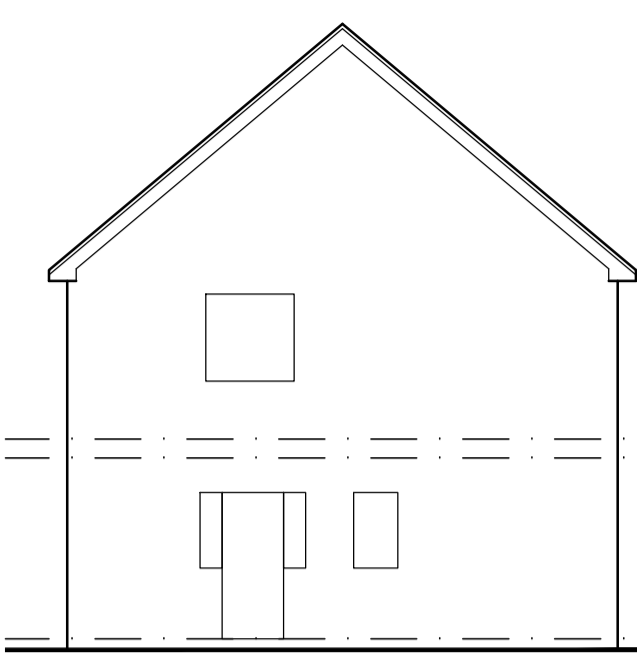
GROUND FLOOR PLAN



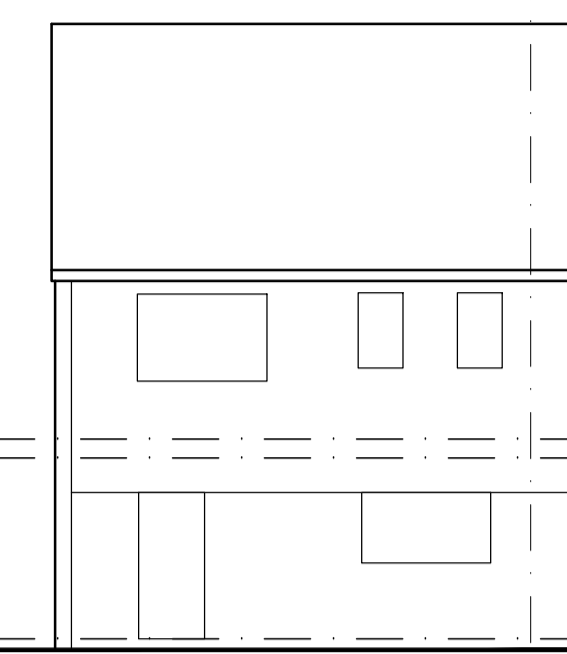
FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



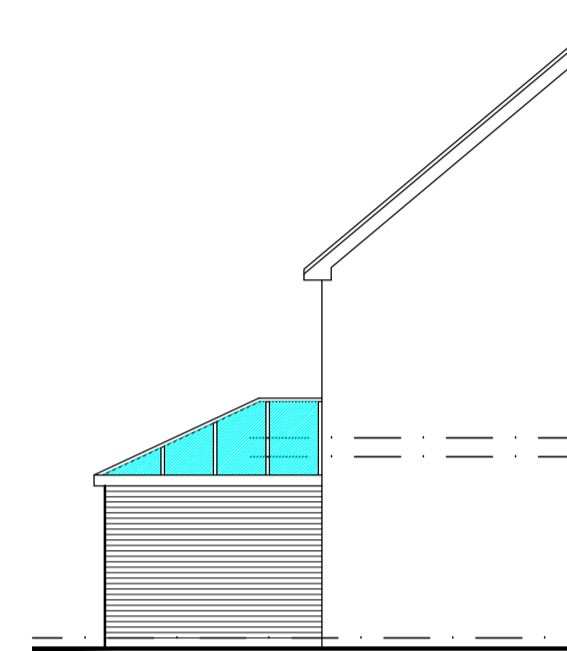
REAR ELEVATION



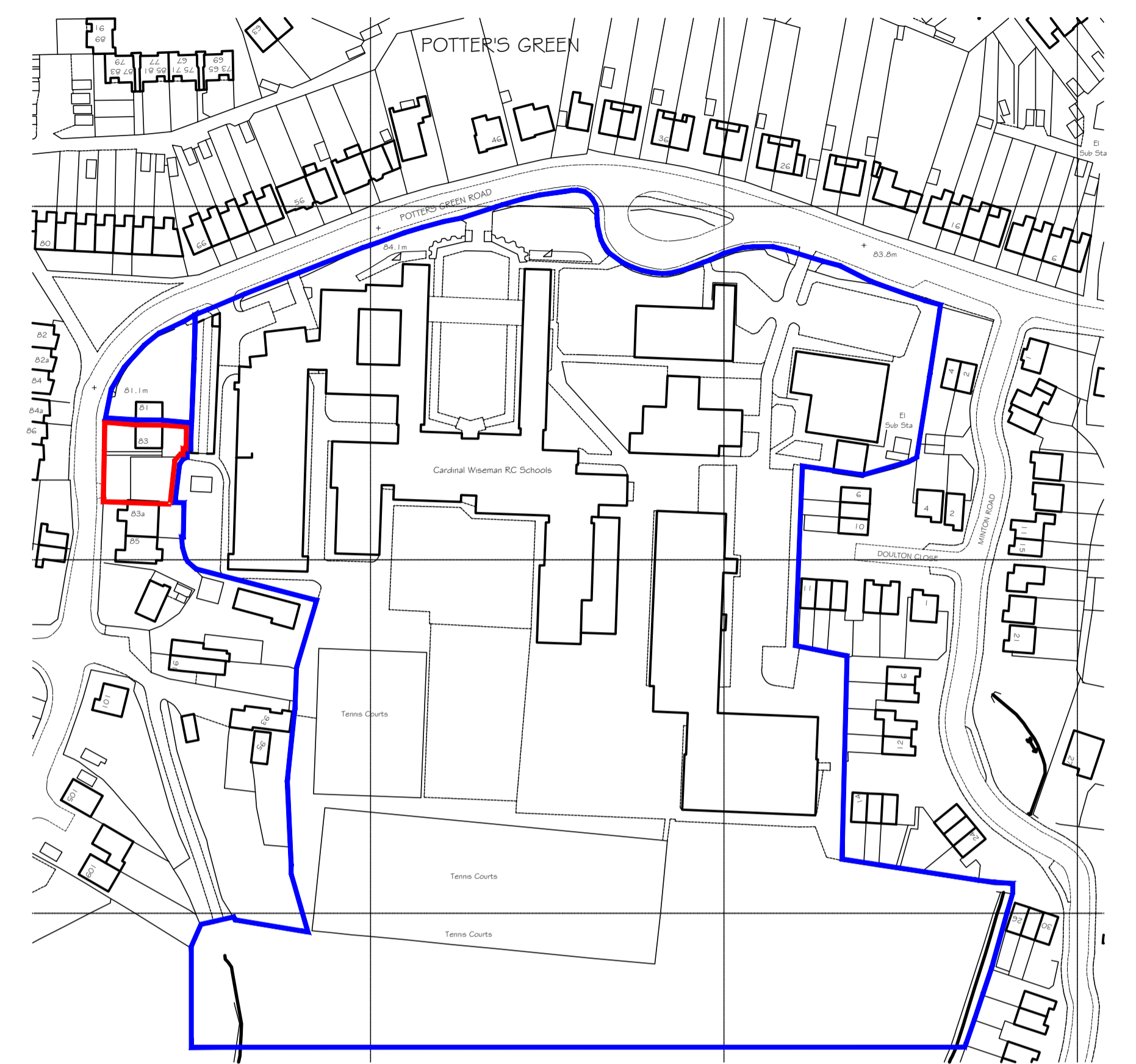
SIDE ELEVATION



REAR ELEVATION



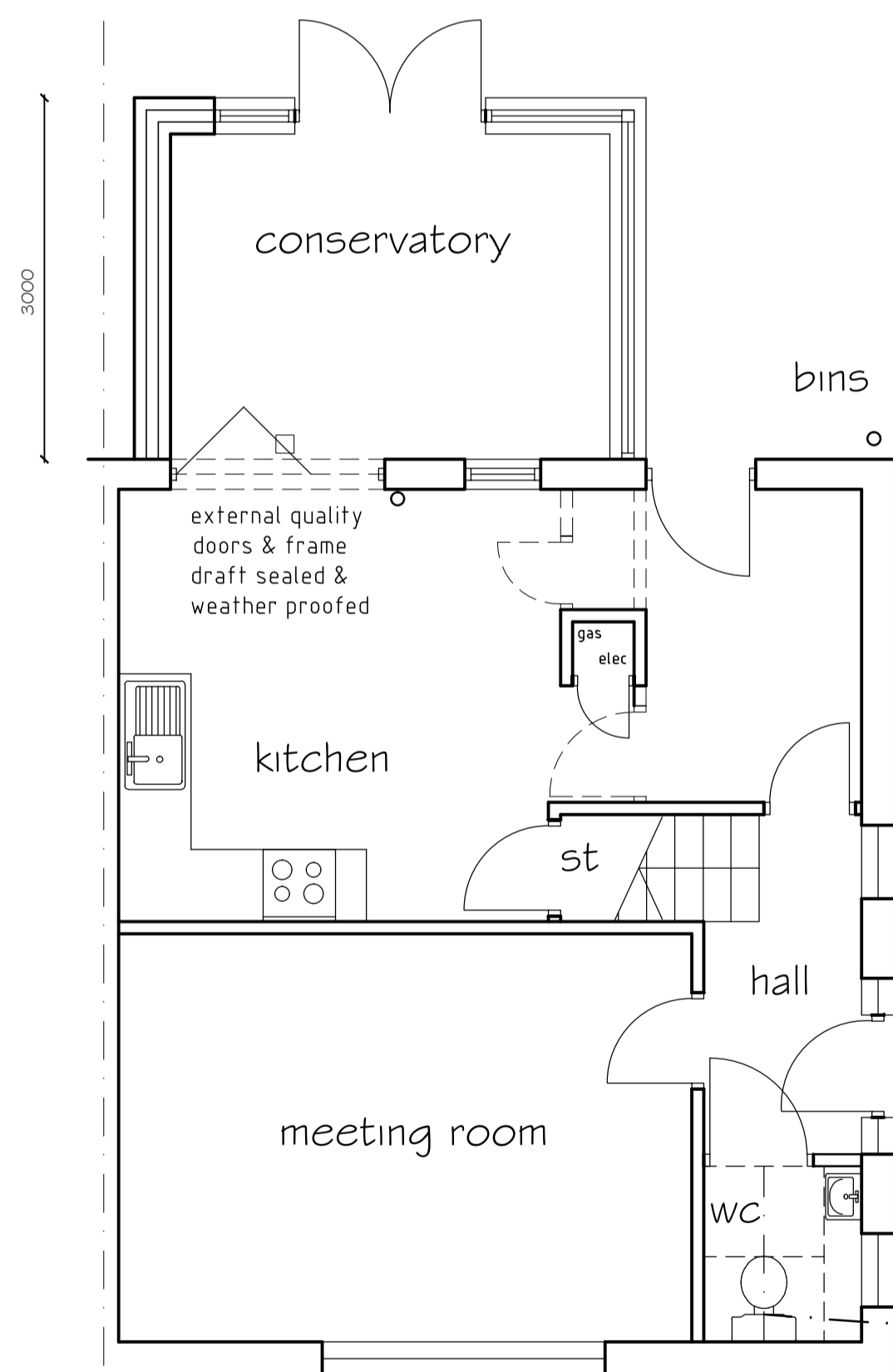
SIDE ELEVATION



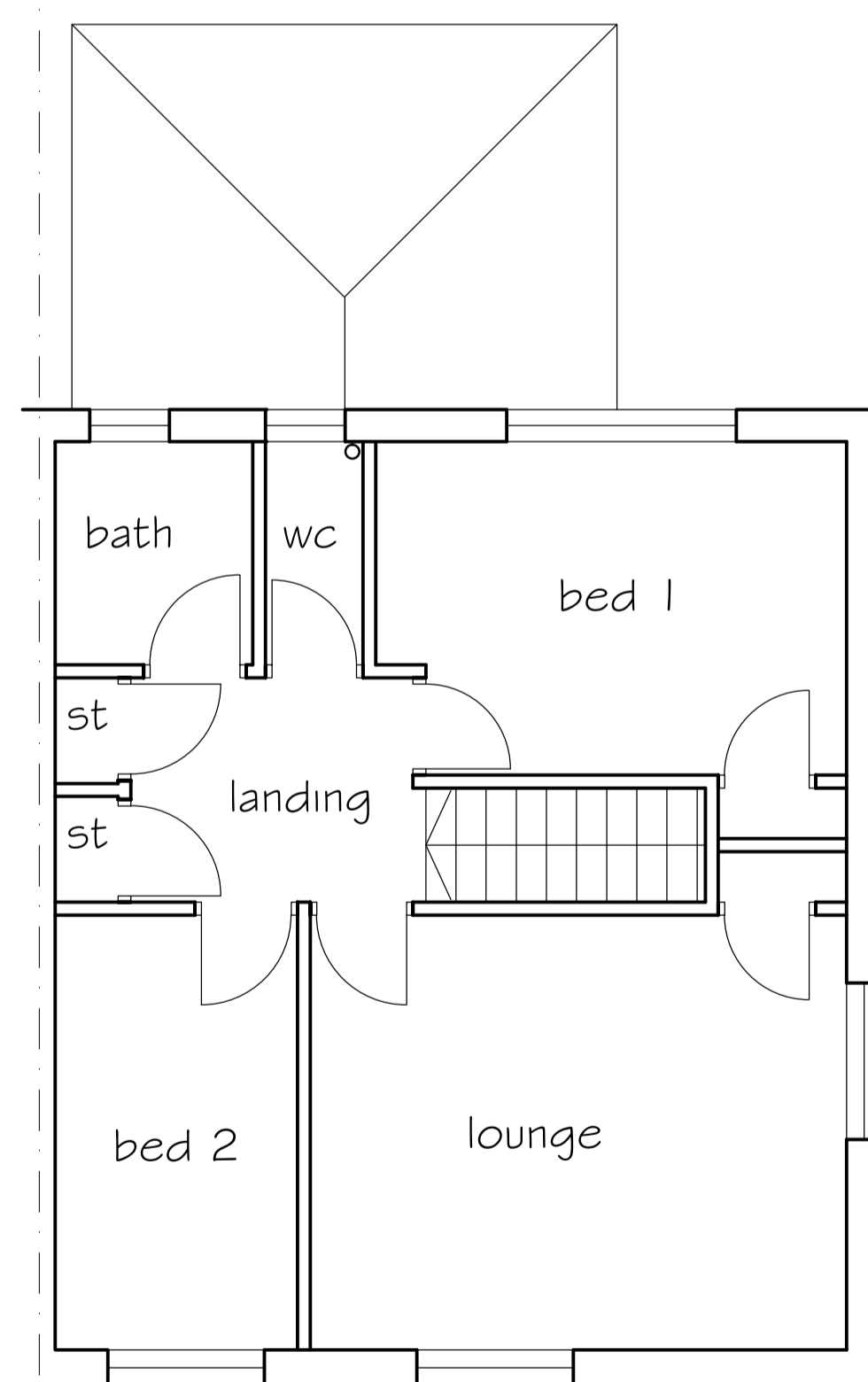
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LOCATION PLAN 1:1250

PROPOSED

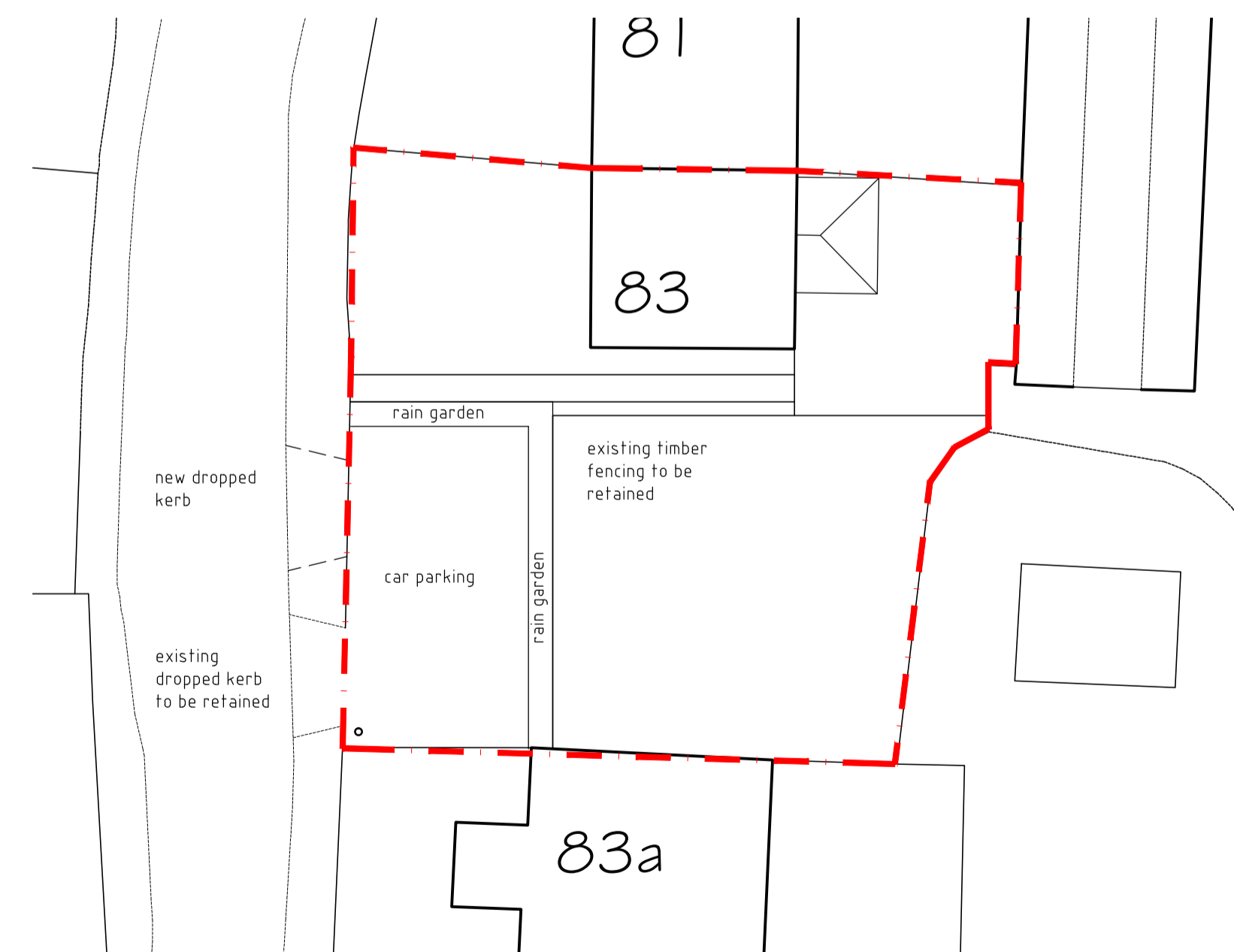


GROUND FLOOR PLAN



FIRST FLOOR PLAN

the hard standing surface to car park to be constructed from porous materials or provision shall be made for run off to be directed from the hard surface to a permeable or porous area -rain garden, within the curtilage of the dwelling house.
Porous surfaces - Surfaces which allow water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving or loose gravels.
To work effectively permeable surfaces must be laid over a sub-base which differs from traditional hardcore.



SITE PLAN 1:200

NOTES:

- FACING BRICKWORK & EXTERNAL JOINERY ALL TO MATCH EXISTING
- Details of adjacent properties are approximate only
- All site dimensions taken from Ordnance Survey layout

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		Scale	1:50 & 1:100 (when plotted at A1 format)										
<p>Project</p> <p>PARTIAL CHANGE of USE 83, POTTERS GREEN ROAD</p>		Client	<p>CARDINAL WISEMAN CATHOLIC SCHOOL, POTTERS GREEN ROAD COVENTRY CV2 2AJ</p>										
<p>Revisions</p> <table border="1"> <thead> <tr> <th>Revision</th> <th>Description</th> <th>Drawn</th> <th>Use</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Revision	Description	Drawn	Use	Checked						Drawn	Date
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