DEVELOPMENT CONTROL COMMITTEE - Date: 11 August 2010

Report of the Executive Head of Planning and Transportation.

Ref: B2010/62771/FUL	WARD: B07 / SUTTON CENTRAL	Time Taken: 10 weeks, 1 day

Site: Sutton Grammar School For Boys MANOR LANE Sutton Surrey SM1 4AS

Proposal: Erection of a detached two storey building comprising six additional classrooms with office and storage accommodation.
Applicant: Mrs Elaine Beach
Agent: Mr Kenneth Ellison

Recommendation:
GRANT PLANNING PERMISSION

Reason for Report to Committee: A petition with 26 signatures has been received, objecting to the proposal

Summary of why application proposals are acceptable:

- The development will be of an acceptable design that would respect the scale and height of existing buildings within the school and be no higher than adjacent residential properties.
- The proposed development will not adversely affect the amenities of adjoining residential properties by reason of loss of light, outlook or privacy
- The proposed development will provide enhanced teaching space for the school in a well-designed purpose built building that replaces unsightly temporary buildings
- The proposed development will enhance the biodiversity interest on the school site by the inclusion of a green roof and landscaping.

1.0 **BACKGROUND**

1.1 **Site:** The application site is situated to the east of Sutton Town Centre and comprises Sutton Grammar School for Boys, a large site broadly rectangular in shape that has a frontage to Manor Lane and Greyhound Road to the north and south respectively. To the east the site is bounded by the footpath that runs the whole length of the rear boundaries of properties on the west side of Warwick Road. To the west the school is bounded by the rear gardens of properties in Manor Lane and Lenham Road.

1.2 The part of the site to which this application relates is a series of single storey temporary buildings located adjacent to the eastern boundary of the site, which currently provide temporary classroom space.

1.3 The area around the site is predominantly residential in character comprising mainly smaller terraced houses with short rear gardens in Warwick Road , with larger semi-detached houses to the west in Manor Lane and Lenham Road. The general height and scale of development is predominantly two storey domestic scale in the immediate vicinity of the school although there is higher density development to the west within Sutton Town Centre. The existing school buildings range from single storey to three storeys in height arranged around the perimeter of the site leaving the central tarmaced area open for outdoor recreation

1.4 The site falls in topography from the south to the north. There are two small silver birch trees situated behind the larger temporary classroom close to the eastern boundary of the site.

1.5 **Surroundings:** Other that the school itself, the area surrounding the application site is predominantly residential in character and mainly comprises terraced and semi-detached houses.

1.6 **Site specific UDP designation:** Sutton Town Centre and archaeological priority area.

1.7 **Relevant Planning History:**

1.8 There are numerous applications related to extension and alterations to the school between 1957 and 2010, the most relevant being those relating to the siting of the existing portacabins.

1.9 90/34943/FR4 – Planning permission granted on 12 November 1990 for the erection of a mobile classroom.

1.10 96/41045/FUL – Planning permission granted on 20 August 1996 for the erection of a detached mobile building for use as a library with a condition that required the removal of this building by 1 September 2000.

1.11 99/45195/FUL – Planning permission granted on 13 December 1999 for the erection relocation of existing temporary library to provide additional classroom facilities, conditional on the building being removed by 1 December 2004.

1.12 02/49171/FUL - Planning permission granted on 25 July 2002 for the erection of a detached single storey portable building to provide additional classrooms.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:** This application forms part of an overall masterplan for the future development of the school and this proposal is the first phase. The application is for the construction of a two storey building housing six classrooms to replace two temporary buildings located adjacent to the eastern site boundary. The classrooms are designed to provide teaching space for up

to 30 pupils in each classroom, although this will not lead to an increase in either staff or pupil numbers, merely that the scheme will provide improved teaching accommodation that meets modern standards replacing temporary buildings.

2.2 The proposal involves the removal of two existing single storey temporary buildings and replacing them with a single building of approximately 460 sqm set out on a graduated slab, rising in height to the south, designed to minimise the visual impact of the part one, part two storey building by sinking the building into the ground by between 1-2 metres (including foundations). The building is approximately 16.7 metres deep (measured from the forward most projecting balcony to the eaves at the rear) and varies in height between 6.6 and 6.8 metres as it steps up in three sections from the south following the rising gradient of the land. The single storey element at the rear is some 5.5 metres deep with its most easterly flank forming the new boundary to the adjoining footpath, where new planting and security grills will provide appropriate security. The single storey element is approximately 4.3 metres high to the top of the mono-pitch roof reducing to approximately 2.8 metres to the eaves as measured relative to the adjacent footpath. A short vertical section steps up to the first floor which is topped by a mono-pitch roof approximately 6.4 metres high reducing to 5.6 metres at the rear. Above the level of this roof are projecting rooflights approximately 7.4 metres high relative to the level of the adjoining footpath. At the front is a continuous enclosed cantilevered balcony projecting between 1.5 and 2 metres from the face of the building towards the west.

2.3 The modern design includes a sedum roof over the first floor element, the roof over the ground floor element being a single ply membrane that would have a similar appearance to lead. There are three sections of glass blocks in the rear (east) elevation forming high level windows to the teaching spaces behind and this is replicated in the sheer upstand between the two roof sections. It is also proposed to include roof lights flush with the mono-pitch roofs at ground and first floor, and all of these windows are high level.

2.4 **Significant amendments to application since submitted:**

None

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified:** The owner/occupiers of properties in Warwick Road, Manor Lane, Lenham Road, Greyhound Road, Litchfield Road, Manor Park Road.

3.2 **Method of Notification:** Letters sent to each individual address

3.3 **Number of Letters Received:** One individual letter and one petition signed by 26 persons from separate addresses in Warwick Road

3.4 **Addresses of letters:** 11 Cowper Avenue and 23 Warwick Road (petition)

3.5 **Summary of material responses:**

- Unacceptable adverse impact from height, mass and siting
- Out of keeping with style of school and housing
- Visually overbearing
- Overlooking and loss of privacy
- Noise when rooflights are open
- Seek assurance no use outside of school hours
- Loss of light
- Building on boundary to footpath will create haven for antisocial behaviour and crime
- Building should be moved 3 metres forward to avoid need for unsightly security barrier
- Seek assurance that two mature trees on boundary will be kept
- Object as no tree survey provided by qualified arboriculturalist
- Loss of trees will result in loss of amenity
- Height should be reduced to single storey
- Landscaping should be planted between boundary fence and new build

3.6 **Non-Material Responses:** none

3.7 **Official Consultation**

3.8 **Internal:**

3.9 **Crime prevention officer:** Raises no objection apart from one query in respect of how the openable windows will be secured

3.10 **Biodiversity officer:** Proposal is acceptable in biodiversity terms although the species indicated should be amended to include more native species.

3.11 **Principal Tree officer:** The trees make a positive contribution to public amenity. Whilst the loss of trees to accommodate this development is regrettable, the proposal includes suitable replacement planting on the playground side of the development, a sedum roof and planting adjacent to the public footpath which are considered to offer suitable mitigation in this particular case.

3.12 **External:**

3.13 **English Heritage (Archaeological Advisor):** Any response received to be reported orally to Committee

3.14 **Councillor Representation:** No Councillor representations received in relation to this application.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the

development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

(1A) The London Plan (originally adopted 2004, amended version, consolidated with alterations, adopted February 2008).

(1B) The London Plan: Consultation draft replacement plan, October 2009.
This document, which will eventually replace the existing consolidated version of the London Plan, has been published for public consultation until 12 January 2010. A public Examination is likely to be held in Summer/Autumn 2010. Although the draft replacement plan will not supersede the existing London Plan until after it has been formally adopted, the draft plan will be a material consideration that should be taken into account in deciding planning applications and will gather increasing weight the further into the replacement process.

In the event that there are discrepancies between the adopted CPS, SDP and Replacement London Plan, legal guidance indicates that the latest adopted document prevails.

(2) The Sutton Unitary Development Plan (UDP) (adopted April 2003). Some of the UDP Policies have now been replaced by the Core Planning Strategy Policies.

(3) The Local Development Framework (LDF) which is to replace the UDP in due course as the official Development Plan for the Borough. At present it comprises two main documents (additional ones for specific areas such as Sutton Town Centre will be produced):
-(a) The Core Planning Strategy (CPS) which sets out the Council's long term vision, spatial strategy and core policies for shaping the future development in the Borough and managing change over the next 15 years in line with the principles of sustainable development. Following public consultation and a formal public examination by Government Inspectors the final version of the CPS was adopted by the Full Council on 7.12.09. The adopted CPS replaced a number of the UDP policies and is a material consideration in the determination of planning applications.
-(b) The Site Development Policies Development Plan Document (DPD) which identifies sites for future development (outside Sutton Town Centre) and sets out detailed development management policies to be used to help decide planning applications. The DPD has been through two stages of public consultation and was approved by the Full Council on 7.12.09 for submission to the Secretary of State. A further public consultation is being carried out in January - March 2010. The DPD is likely to be the subject of a formal public examination by Government Inspectors in October 2010. The DPD is now afforded weight by the Council in determining planning applications (and is a material planning consideration.)

4.2 Also a material consideration in determining planning applications are:

(a) National Planning Guidance in the form of Planning Policy Statements and Planning Policy Guidance documents.

(b) Adopted London Borough of Sutton Supplementary Planning Documents.

National Planning Guidance:

- Planning Policy Statement 1 'Planning for Sustainable communities'
- Planning Policy Statement 9 'Biodiversity'
- Planning Policy Guidance Note 24 'Planning and Noise'

The London Plan:

- 3A.18 – Protection and enhancement of social infrastructure and community facilities
- 3A.24 – Education facilities
- 3A.26 – Community strategies
- 4A.3 - Sustainable Design and Construction
- 4B.1 - Design principles for a compact city
- 4B.8 - Respect local context and communities

The Sutton Unitary Development Plan:

- BE4 - Building relationships
- BE5 - Daylight and sunlight
- BE12 - Landscape provision in new development
- BE18 – Privacy
- BE40 – Archaeological field evaluations
- CL3 – New community facilities
- CL7 - Shared use of school and community facilities
- HSG1 - Environmental impact
- TCS8 – Mixed use development
- TCS10 – Sutton Town Centre
- TCS11 – Quarters in Sutton Town Centre
- TCS16 – Design of development in Sutton Town Centre
- TR12 - Parking provision for new development
- TR13 - New development and On-street parking
- TR28 - Cycle Parking and Storage

The Local Development Framework – Core Planning Strategy:

- BP4 – Education and skills
- BP12 - Good Urban Design and Heritage.
- PMP2 – Suburban Heartlands
- DP3 – Infrastructure requirements and delivery

Site Development Policies DPD – Submission Document

- DM1 – Character and design
- DM2 – Protecting amenity
- DM3 – Enhancing the street scene and public realm
- DM5 – Sustainable design and construction

- DM8 – Climate change adaptation
- DM12 – Noise and vibration
- DM13 – Light pollution
- DM17 – Biodiversity, habitats and species
- DM20 – Assessing the transport impact of new development
- DM22 – Parking
- DM31 – Social and community infrastructure

Supplementary Planning Guidance/Documents

- SPD1 – Designing out crime
- SPD14 – Creating Locally Distinctive Places
- IPG11 – Sustainable Design and Construction

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Principle**
- **Design Quality**
- **Impact on Neighbours**
- **Traffic and parking**
- **Trees**
- **Other considerations**

5.2 **Principle:** Planning Policy Statement 1 emphasises the need for sustainable development that includes the presumption that community facilities should be located close to the residential communities they serve in order to make most efficient use of land and minimise the need for travel, particularly by car. The London Plan requires Local Planning Authorities through policy 3A.18 to make provision for social infrastructure and community facilities to ensure a good supply within easy reach of walking and public transport (in their DPD documents). The London Plan encourages joint working with the Greater London Authority and Local Education Authority, local strategic partnership and users to make adequate provision for education facilities in policy 3A.24. Policy 3A.26 seeks to ensure that community strategies are prepared to take account of future demand for facilities in the preparation of DPD documents.

5.3 The Council's current planning policies as set out in CL3 of the adopted UDP state that favourable consideration will be given to proposals for community facilities, including places of worship, where there would be no undue adverse environmental effects. Policy CL7 of the adopted UDP promotes the shared use of school facilities and centres for adult education with the community and vice versa. As the school is located within the defined Sutton Town Centre, policies TCS10, TCS11 and TCS16 are relevant in so far as they generally promote the development of the Town Centre with a mix of uses, including community uses.

5.4 In the adopted Core Planning Strategy, policy DP3 identifies the key infrastructure requirements of Sutton and to work with key stakeholders to ensure delivery and identifies the Building Schools for the Future projects to provide improved facilities and potentially increased capacity. Policy BP4 states that the Council will work with its partners to support the provision/improvement of education and training facilities to meet the educational needs of the community. Policy DM31 of the Site Development Policies DPD states that the Council will grant planning permission for the development of social and community infrastructure in accessible locations, providing it proposes flexible and adaptable space, is close to the community it is intended to serve, designed to maximise shared use and does not have an unduly adverse environmental impact.

5.5 This proposal forms part of a wider masterplan for the renewal and improvements of existing school facilities through the vehicle of the Building Schools for the future initiative. The proposal will replace two existing temporary classrooms, the larger of which is currently used for teaching music, to provide modern purpose built flexible teaching space to deal with the current deficiencies in teaching accommodation in the school with existing classrooms being of insufficient size to be able to function effectively. It must be stressed that this particular proposal will not increase current pupil or staff numbers and hence there are no issues arising in terms of the sites capacity to provide for all of its parking and servicing needs, nor will there be an unacceptable increase in the use of the site to the detriment of neighbouring properties. The proposal is for the re-use of previously developed land in accordance with the advice in PPS1 and conforms with the above mentioned policy guidance. As such, it is considered there is no objection in principle in land use terms to this development subject to the consideration of all other relevant planning policy guidance and other material considerations.

5.6 **Design Quality**

5.7 Policy BP12 of the Draft Core Planning Strategy requires development to respect or reinforce the character and identity of the area and avoid developments which do not integrate well into the surroundings. Further advice in relation to good design is contained in Supplementary Planning Document 14 ‘Creating Locally Distinctive Places’ and the advice in PPS1 which states that “Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way in functions, should not be accepted”.

5.8 Policy DM1 of the Site Development Policies DPD states that planning permission will only be granted for development that maintains and enhances the local character and appearance of the surrounding area and should, amongst other considerations, respect and retain existing landscaping and make provision for additional landscaping, be of suitable scale, massing and height, to improve an area of poor character by the use of high quality architectural design and layout, protect local views, provide natural surveillance, meet highest standards of accessibility, deterring crime and make good use of natural and technological measures to increase sustainable living. These policies are complemented by DM5 and IPG11 ‘Sustainable design and construction’ which promote the highest standards of sustainable design

throughout the Borough and set benchmarks for the attainment of, in this case, BREEAM ratings and compliance with the London Plan/Council target for up to a 20% reduction in CO2 emissions through the installation of renewable energy technologies.

5.9 The design of the proposed classrooms has been carefully considered taking into consideration the height, bulk and scale of existing development in and around the school and having regard to the changing ground levels that slope from the south to the north. The existing temporary buildings are single storey, with the southern building approximately 3 metres above the level of the adjacent footpath, the larger middle building approximately 3.8 metres high and the most southerly building 4 metres above the level of the adjacent footpath, accounting for the change in levels of approximately 1 metre between the most northern and most southern temporary building. The existing temporary buildings are 7.2 metres wide (most northerly), 12 metres wide (middle) and 6.8 metres wide (most southerly) with the most northerly building approximately 2.4 metres deep and the larger building(s) to the south being approximately 7.4 metres deep. Whilst the dining room building to the south sits on the ground, the library building to the north is set down in the site to reduce its visual impact.

5.10 The proposed building has been designed to be of a scale that is respectful of the existing parts of the school and has been arranged as a part single, part two storey composition that has the single storey element closet to the neighbouring properties to the east in Warwick Road and the two storey element sited towards the playground. The proposal is for a single building that steps up in two stages from north to south to correspond with the change in levels. The three sections, as measured from the level of the adjoining footpath are between 4.5 – 4.8 metres high (single storey) and between 6.7 – 7 metres high (two storey) for the northernmost element which is 8 metres wide, between 4.6-4.9 metres high (single storey) and between 6.7- 7 metres (two storey) for the middle section which is 7.9 metres wide whilst the most southerly element is between 4.5-5 metres high (single storey) and between 6.6 and 7.1 metres wide (two storey); the variable heights in this dimension taking into account the fall in topography that follows the adjoining path and the adjoining properties in Warwick Road to the east. The single storey elements are 6 metres deep (including the projecting eaves) whilst the two storey element is approximately 11 metres deep measured from the projecting eaves at the rear to the forward most point of the projecting balcony on the western elevation. The building has a total depth of 16.2 metres.

5.11 The building is designed in a contemporary style with mono-pitched roofs that have their lowest points facing the residential properties to the east. The majority of the rear and side elevations will be faced in red brown brick whilst the front elevation facing the school playground will be finished in white painted render at its base with coloured obscured panels interspersed with clear glazing. The front elevation is enclosed by a glazed balustrade at its base, with a continuous cantilevered balcony with roof over running the full width of the west elevation at first floor level. The roof over the first floor element will be a sedum roof, details of which are to be reserved by condition whilst the rear elevation contains rooflights in the roof over the single storey element which will be finished in a single ply membrane covering with mock roll joints. The sheer

walls in the east elevation will be punctuated by two rows of obscured glazed blocks.

5.12 The design of this building is highly contemporary and is considered to enhance the current appearance of this part of the school site, which is currently blighted by the presence of temporary classrooms which detract from the appearance of the area and on the outlook from neighbouring residential properties. The existing school buildings vary considerably in their design ranging from the robust classical designs of the original school building fronting Manor Lane dating from 1920-1940 built in brick with Georgian detailing. The subsequent forms of development vary between the larger scale two storey sports hall that occupies a prominent position on the Greyhound Road frontage to smaller scale brick infill development on the western boundary that is typically two storey, with the eastern side of the site being predominantly single storey. The type of facing material is typically red brown brick apart from the sports hall which is red brown brick at ground floor with green metal profiled cladding to the first floor element. Similarly, the dining room building to the south of these proposed buildings is a modern design using grey cladding.

5.13 Given the variety of architectural styles and form, including types of materials, there is no objection in principle to the contemporary approach in this proposal that uses material such as brick commonly used on the majority of the existing school buildings. Whilst the increased height resulting from this development would introduce a new two storey element on the eastern boundary it has been designed so that this element has a separation distance of approximately 15-18 metres to neighbouring properties in Warwick Road. Given the variety in building scale, form and height it would not be reasonable to insist that this side of the school site is only suitable for single storey development, as suggested in the objections received. The increased height and the infilling of existing gaps between the portacabins will have an impact on the outlook from neighbouring properties, but overall, it is considered that the new building will result in an improvement compared with the current outlook onto temporary buildings. It is therefore considered that this is a suitable form of development, of a scale that is not out of character with the school and has an overall height that would be consistent with the ridge height of the residential properties in Warwick Road. The design is considered acceptable despite being of a significantly different form to that found elsewhere on the school, but this is not objectionable given the existing variety of form. As such, the proposal is considered acceptable in design terms and will not detract from the character and appearance of the school or the surrounding area in general, being in conformity with the above mentioned policies.

5.14 **Impact on Neighbours:** Policy BE4 of the UDP states that proposals for new development should ensure that the relationships between new and existing buildings, particularly in terms of private spaces, do not prejudice the proper use of the accommodation. This policy is applied to protect the amenity of the occupants of buildings which adjoin, or are likely to be affected by the proposed new development. Policy BE5 specifically seeks to protect the amenities of neighbouring properties in terms of loss of light, and BE18 seeks to ensure development does not result in overlooking and loss of privacy. These policies are complemented by policy BE15 of the Sutton UDP, SPD4, and policy DM2 of the Draft Site Development Policies which seek to protect the amenities of

neighbouring properties in terms of overlooking, loss of outlook, loss of light and overshadowing.

5.15 The main objection raised by residents to this proposal relates to its height and proximity to the adjoining residential properties in Warwick Road to the east. In particular, the adjoining residents have concerns in respect of loss of light, outlook and the potential for noise breakout when the rear facing rooflights are open. However, the application drawings indicate that all windows facing the rear are either obscured glazed blocks and non-openable or high level rooflights that would not give rise to potential overlooking to the rear and so the proposal would be compliant with BE18 and DM2 (in relation to overlooking).

5.16 The application submission has been carefully designed to ensure the two storey element is sited at a sufficient distance to safeguard the amenities of residents in Warwick Road from an unacceptable degree of loss of light and/or outlook. The single storey element of this proposal would be between 10-13 metres from the rear of properties in Warwick Road and the two storey element between 15-18 metres away from properties in Warwick Road. Whilst the application includes drawings that demonstrate there will be no adverse impact on the amount of light received by these adjoining properties according to the criteria set out in the British Research Establishment Guidance (1991) that is not to say there will be no impact on outlook. In this case, the short depth of the rear gardens means that a higher building positioned closer to these properties will result in some loss of outlook. Whilst this may appear significant to the objectors, it is evident that there will be no measurable loss of light arising as the two storey element is approximately 15-18.5 metres away from the rear facing windows of properties in Warwick Road. However, whilst it is considered that there will be some loss of outlook as a result of this proposal it is considered that the degree of harm would not be so significant as to warrant a refusal on that ground, that could be sustained on appeal.

5.17 Some objection has also been raised in respect of the potential for noise breakout from the position of these classrooms closer to the boundary of the site when windows are open. Whilst these concerns are understood, the accommodation is for teaching space and is likely to be supervised so that noise breakout when the classrooms are in use is unlikely to present such problems. It is noted that the larger of the temporary buildings is currently used for music teaching and is understood to cause noise nuisance in part due to the temporary nature of the buildings which do not successfully contain noise. This proposal is for general teaching rooms and so the existing noise generating activity close to the school boundary will be removed. It is also noted that the current temporary buildings allow a significant amount of noise generated from the playground, to reach the residential properties in Warwick Road. However, the development of this area with a taller building will help to act as a barrier to some of the noise generated from the playground. The reason for development against the school boundary with the path is to remove the ‘dead space’ behind the existing temporary buildings in which residents have reported incidences of anti-social behaviour. The removal of these gaps which have little or no natural surveillance is considered to be a benefit of this proposal.

5.18 Given the above, it is considered that the proposal is considered to be acceptable in terms of its potential impact on the amenities of the occupiers of

adjoining properties, noting that significant weight should be attached to benefits of making improvements to the teaching facilities at the school. As such, the proposal is considered to be in accordance with the above mentioned policies

5.19 **Traffic and Parking:** The school has confirmed that this proposal will not increase pupil or staff numbers, and so there are no issues arising in terms of traffic and parking.

5.20 **Trees:** Although the applicant has incorrectly indicated on the submission that there are no trees on the proposed development site, the proposal would result in the loss of two mature trees (silver birch and mountain ash) situated adjacent to the eastern site boundary. Notwithstanding this, the Council's Principal Tree Officer has confirmed that the trees make a positive contribution to public amenity and whilst the loss of trees to accommodate this development is regrettable, it is considered that the proposed replacement tree planting, combined with the biodiversity benefits of providing a green roof and planting to the adjacent footpath outweigh the objection to the loss of these trees in this particular case. A condition is included that requires the school to provide suitable replacement trees in the vicinity of this development to compensate for the loss of the trees, in addition to the landscaping proposed to the front and rear of the building.

5.21 **Biodiversity:** The Council's biodiversity officer has raised no objection to the proposal but has commented that some more native species should be used in the proposed planting scheme. This can be dealt with by condition reserving further details of the method of construction, choice of species and maintenance regime for the proposed sedum roof.

5.22 **Sustainability:** The proposed building aims to meet a 'Very good' BREEAM rating. Whilst this aspect of the proposal is considered acceptable, there are no details within the application of how the development will achieve compliance with the policies contained within the London Plan and the Council's Interim Planning Guidance 11 'Sustainable design and construction'. London Plan Policy 4A.7 and IPG Guideline SDC 4 state that the presumption for new developments should be to provide up to 20% reduction in CO2 from on site renewable energy generation, (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. Guideline SDC 4 states that as an absolute minimum, minor residential developments greater than 100sq.m floorspace will be expected to achieve at least a 10% reduction, and major non residential should as a minimum provide 20%.

5.23 In the absence of details in respect of renewable energies, it is considered appropriate in this case to include a condition requiring the submission of details of how the development can meet the requirements of these policies, unless it can be demonstrated that such provision is not feasible.

5.24 **Other Relevant Material Planning Considerations:** The site is located in an archaeological priority area, and details have been submitted to indicate how satisfactory means of mitigation have been built into the proposed development programme. These details have been forwarded to English Heritage and their comments are awaited. Although the proposed development is proposed on 'brownfield' the buildings are to be sunk into the ground by 1 to 2 metres

(including the foundations) and these could be implications for any archaeological remains. As such, a Grampian type condition is proposed that requires an archaeological investigation to be carried out, in consultation with the Council and English Heritage, prior to any development being carried out. The condition will, if appropriate, recommend suitable means of mitigation should items of archaeological interest be revealed prior to any development being carried out.

5.25 **Considerations Relating to Other Objections:** N/a

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The development will be of an acceptable design that would respect the scale and height of development within the school and be no higher than the adjacent residential properties.

6.2 The proposed development will not adversely affect the amenities of adjoining residential properties by reason of loss of light, outlook or privacy.

6.3 The proposed development will provide enhanced teaching space for the school in a well-designed purpose built building that replaces unsightly temporary buildings.

6.4 The proposed development will enhance the biodiversity interest on the school site by the inclusion of a green roof.

6.5 It is recommended that planning permission is granted.

Background Papers: B2010/62771/FUL

Drawings and other documents can be viewed on line –

1) Go to page: http://82.43.4.135/FASTWEB/welcome.asp
2) Enter Planning Application Number: **B2010/62771**
3) Click on Search and View Current Applications
4) Click on View Plans & Documents

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B2010/62771/FUL

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Sutton Grammar School For Boys MANOR LANE Sutton Surrey SM1 4AS

Erection of a detached two storey building comprising six additional classrooms with office and storage accommodation.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) Details, including samples, of the materials to be used on the exterior of the building's) shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy BP12 of the Core Planning Strategy which seeks to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(3) Detailed drawings, including samples, of the obscured screen enclosure over the staircase no the northern elevation shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the relevant part of the development. The approved screen shall be permanently maintained and retained unless otherwise agreed in writing.

Reason: To protect the amenities of adjoining occupiers.

(4) Prior to work commencing on the relevant part of the development details relating to the sedum roof shall be submitted to and approved by the local planning authority. These details shall include a management plan indicating how the sedum roof would be constructed and maintained to the satisfaction of the Local Planning Authority. The sedum roof shall be constructed in accordance with the approved details and retained and maintained thereafter.

Reason: To protect/conserve the natural features contributing to the ecological benefits from the development.

(5) Detailed drawings, at a scale of 1:50, to indicate the introduction of secruity measures on the eastern boundary to ensure no obstruction of the footpath shall be submitted to and approved in writing by the Local Planning Authoirty prior to work commencing on site. The approved details shall be completed prior to its occupation/use and maintained and retaiend thereafter.

Reason: In the interst of pedestrain safety.

(6) No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained and details of the replacement trees to be planted to mitigate for the loss of the two sliver birch.

Reason: To ensure, where applicable, compliance with OE30 of the Unitary Development Plan which seeks to retain and replace trees; to ensure compliance with the criteria set out in Policy BE13 which requires landscaping schemes to provide a satisfactory townscape incorporating hard and soft landscaping.

(7) Prior to the occupation of the development hereby permitted, full details of the necessary crime prevention measures to achieve 'Secured by design' accreditation shall be submitted to and approved in writing by the Local Planning Authority. Details shall include natural surveillance, car and cycle parking, lighting, fencing, gates, doors, windows etc. The details once approved in writing by the Local Planning Authority, shall be implemented in accordance with the approved details and retained thereafter.

Reason: To ensure compliance with PPS1, Policy BP12 of the Core Planning Strategy and the Council's Supplementary Planning Document 1 Designing Out Crime.

(8) The building hereby approved shall achieve a sustainability rating of at least 'Very Good' under the appropriate BREEAM scheme. A post-construction review certificate from the Building Research establishment must be submitted to the Local Planning Authority prior to the occupation of the buildings.

Reason: To comply with sustainable design and Construction IPG Guideline SDC3 and to ensure overall environmental sustainability of the building.

(9) Prior to building work commencing, an energy assessment will be submitted to the Local Planning Authority which includes a prediction of baseline energy demand and CO2 emissions and shows a) the subsequent reduction in CO2 emissions achieved through the use of energy efficiency measures and b) a reduction in CO¬2 emissions of at least 20% from the use of renewable energy technologies (below the baseline as re-calculated after the application of energy efficiency measures). These figures should be calculated using SAP (Standard Assessment Procedure) and the associated worksheets should be submitted as part of the application, alongside full details of the proposed energy efficiency measures and renewable energy technology(ies) should be submitted as part of the statement.

Reason: To comply with Core Policy BP6, Interim Planning Guidance IPG 11 (Sustainable Design and Construction) Guidelines SDC4 and SDC5, the London Plan Policies 4A.1-4A.7 and to ensure the overall environmental sustainability of the development.

(10) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the approved detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest.

INFORMATIVES.

(1) The drawing no(s). relating to this decision are: 01, 02, 03, 04, 05, 06, 011.001.

(2) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.