

## LONDON BOROUGH OF ENFIELD

### PLANNING COMMITTEE

Date : 31<sup>st</sup> August 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officer:**  
Aled Richards Tel: 020 8379 3857  
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**Ward:** Turkey  
Street

**Application Number :** TP/10/1035

**Category:** Other Development

**LOCATION:** AYLANDS SCHOOL, KESWICK DRIVE, ENFIELD, EN3 6NY

**PROPOSAL:** Erection of a detached temporary classroom with access ramp to north of site.

**Applicant Name & Address:**

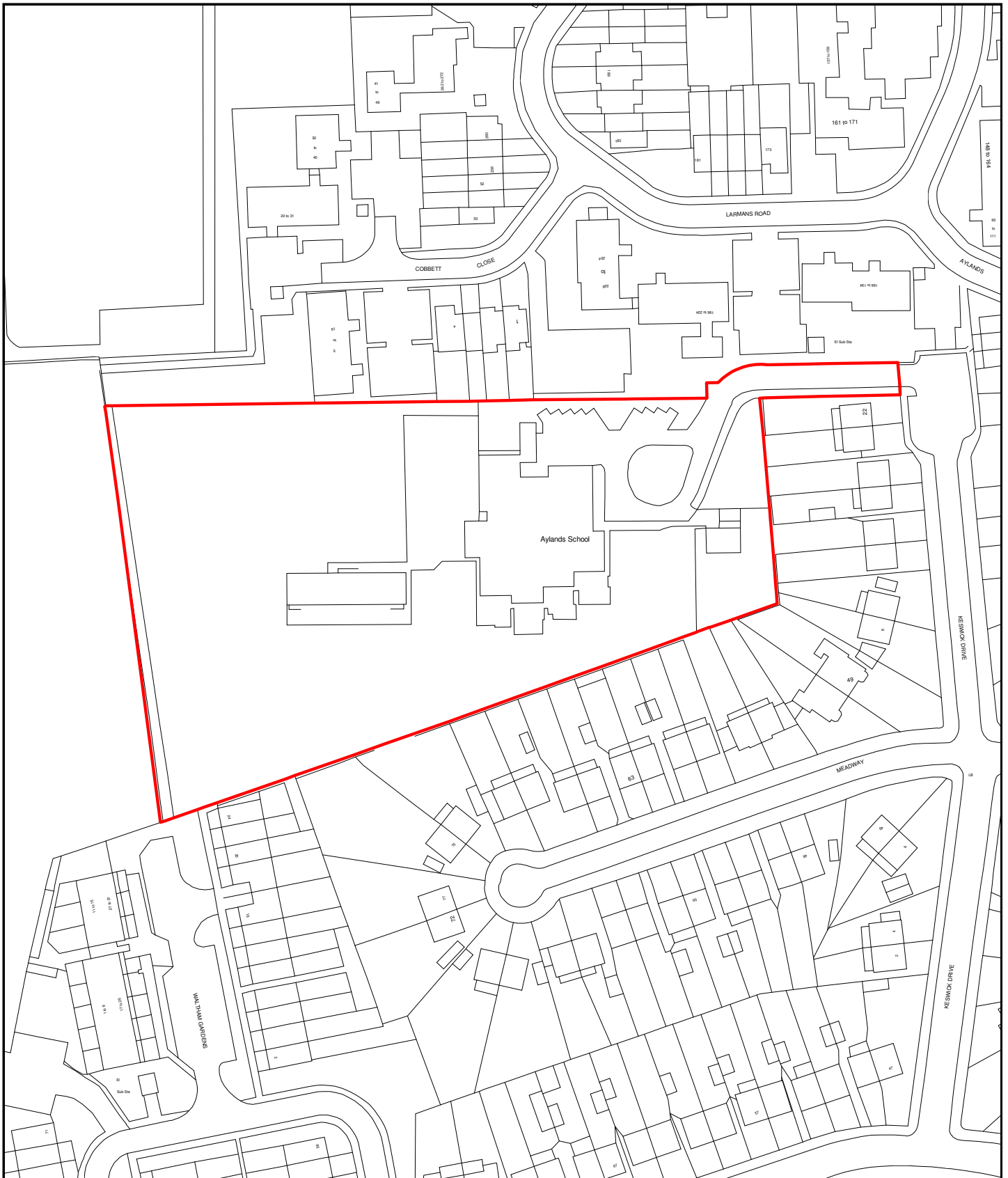
Steve Swinhoe  
AYLANDS SCHOOL  
KESWICK DRIVE  
ENFIELD  
EN3 6NY

**Agent Name & Address:**

Tahir Ditta,  
Architectural Services  
CIVIC CENTRE  
SILVER STREET  
ENFIELD  
EN1 3XA

**RECOMMENDATION:**

That following the expiration of the consultation period and following the receipt of no new material planning considerations, planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to conditions.



### Development Control



Scale - 1:1250  
Time of plot: 10:25

Date of plot: 13/08/2010

## **1. Site and Surroundings**

- 1.1 The Special School is located within a residential area, bounded by 2-storey terraces and 3-storey flats to the north, and 2-storey semi-detached dwellings to the east and south.
- 1.2 The existing development is predominantly single storey with a flat roof. A courtyard extends to the west of the buildings, with the playing field beyond.

## **2. Proposal**

- 2.1 Permission is sought for the installation of a detached classroom building to the north of existing buildings, near to the school's northern boundary.
- 2.2 The proposed building will measure approximately 12.5m x 4.5m and to a height of approximately 2.9m to the ridge of a shallow pitch roof. A wheelchair / disability ramp will be affixed to the front elevation and will be 1.5m wide and 8.6m in length.
- 2.3 The building will be a permanent solution to the accommodation needs of the school.

## **3. Relevant Planning Decisions**

- 3.1 An application for the installation of a temporary building to provide 1 classroom with ancillary facilities (TP/06/1838) was granted planning permission on 30<sup>th</sup> November 2006.
- 3.2 An application for the extension of existing playground by the erection of additional hard landscape areas and removal of existing mound. (LBE/97/0014) was granted planning permission on 24<sup>th</sup> July 1997.
- 3.3 An application for the Installation of a temporary building to accommodate 2 additional classrooms and ancillary facilities, together with provision of an additional 4 car parking spaces (LBE/95/0010) was granted planning permission on 26<sup>th</sup> September 1995.

## **4. Consultations**

- 4.1 Statutory and non-statutory consultees
  - 4.1.1 Any comments received will be reported to Committee.
- 4.2 Public
  - 4.2.1 Consultation letters have been sent to 2 neighbouring properties. In addition, a notice has been displayed at the site. Any comments received will be reported at Committee.

## **5. Relevant Policy**

- 5.1 London Plan  
Policy 2A.1 Sustainability criteria

- Policy 3A.17 Addressing the needs of London's diverse population
- Policy 3A.18 Protection and enhancement of community infrastructure and community facilities
- Policy 3A.24 Education facilities
- Policy 3C.23 Parking strategy
- Policy 4A.3 Sustainable design and construction
- Policy 4B.1 Design principles for a compact city
- Policy 4B.5 Creating an inclusive environment
- Policy 4B.8 Respect local context and communities

## 5.2 Unitary Development Plan

- (I)CS1 Provision of community services
- (II)CS2 Community services and the effective use of land
- (I)GD1 Regard to surroundings
- (II)GD1 Appropriate location
- (II)GD3 Aesthetic and functional design
- (II)GD6 Traffic generation

## 5.3 Local Development Framework

- 5.3.1 The Enfield Plan – Core Strategy has now completed its Examination in Public on the 'soundness' of the plan and the Inspectors report is now awaited. In the light of the matters raised, it is considered some weight can now be attributed to the policies contained in the Core Strategy and the following policies from this document are of relevance:

- SO1: Enabling and focusing change
- SO2: Environmental sustainability
- SO3: Community cohesion
- SO5: Education, health and wellbeing
- SO8: Transportation and accessibility
- SO10: Built environment
- CP8: Education
- CP9: Supporting community cohesion
- CP25: Pedestrians and cyclists
- CP30: Maintaining and improving the quality of the built and open environment
- CP40: North east Enfield

## 5.4 Other Material Considerations

- PPS1: Delivering sustainable development
- PPG13: Transport

## 6. **Analysis**

### 6.1 Impact on Character and Appearance of Surrounding Area

- 6.2.1 The proposed building, a log cabin, will stand out in stark contrast to the existing school buildings. However, whilst it is generally preferable for new buildings to match, those existing school structures are not of any architectural merit, therefore on balance, the proposal will not further harm the character and appearance of the school.

6.2.2 Moreover, in terms of height, size and siting, all elements of the proposal are appropriate to the context of the site and surroundings.

### 6.3 Impact on Neighbouring Properties

6.3.2 The nearest affected dwelling to any part of the proposed building is approximately 13m distant. Whilst this would not create any issues in relation to loss of light and outlook, the elevated floor level will result in the potential for overlooking of those rear gardens above the garden fences. The two windows proposed on the northern elevation of the building serve a WC and an office. It would normally be expected that the WC window would be obscure glazed, however a condition will be imposed to ensure this. The office is also served by windows on the west and south elevations, therefore should obscure glazing be sought for the window on the north elevation, it is considered that this would not detrimentally impact upon the user(s) of that office space.

### 6.4 Highway Safety

6.4.1 The development should not generate additional school traffic movements as the proposal is not for the expansion of the school but for improved teaching space. In addition, given that the development does not increase staff or pupils attending the school, the development does not impact on parking provision.

## 7. **Conclusion**

7.1 The development is considered acceptable and approval is recommended for the following reasons:

- 1 The proposed classroom due to its design, size, siting, does not unduly detract from the character and appearance of the surrounding area having regard to policies (I)GD1, (I)GD2, (II)GD3, (I)CS1 and (II)CS2 of the Unitary Development Plan, policies 3A.17, 3A.18, 3A.24, 4B.1, 4B.8 of The London Plan, and with PPS1: Sustainable Development.
- 2 The proposed classroom having regard to its design, size and siting does not unduly affect the amenities of adjoining or nearby residential properties having regard to policies (I)GD1, (I)GD2, (II)GD3 and (II)H8 of the Unitary Development Plan and with Policy 4B.8 of The London Plan.

## 8. **Recommendation**

8.1 That following the expiration of the consultation period and following the receipt of no new material planning considerations, planning permission be deemed to be **GRANTED** in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:

1. C08 Materials to match

The external finishing materials to be used on the building and/or areas of hard surfacing shall match those as annotated on Drawing No.002583-1AL(0)/01, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance.

2. C24 Obscure glazing (north elevation)
3. C25 No additional fenestration
4. C57 Sustainability  
Prior to development commencing, a Sustainability Assessment shall be completed and submitted to the Local Planning Authority for approval in writing. The development shall then be carried out in accordance with the approved measures identified in the sustainability assessment form. Before the development is first occupied, the developer shall submit to the Local Planning Authority a statement confirming that the development hereby approved has been so carried out.

Reason: in order to promote sustainable construction practices in the interests of the wider built and natural environment and to comply with the requirement of adopted Council policy.

5. C51 Time limited permission

