

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th September 2010

Report of
Assistant Director, Planning &
Environmental Protection

Contact Officer:
Aled Richards Tel: 020 8379 3857
Andy Higham Tel: 020 8379 3848
Mr R Lancaster Tel: 020 8379 4019

Ward: Jubilee

Application Number : LBE/10/0038

Category: Other Development

LOCATION: Main Building, Galliard Primary School, Galliard Road, London, N9 7PE

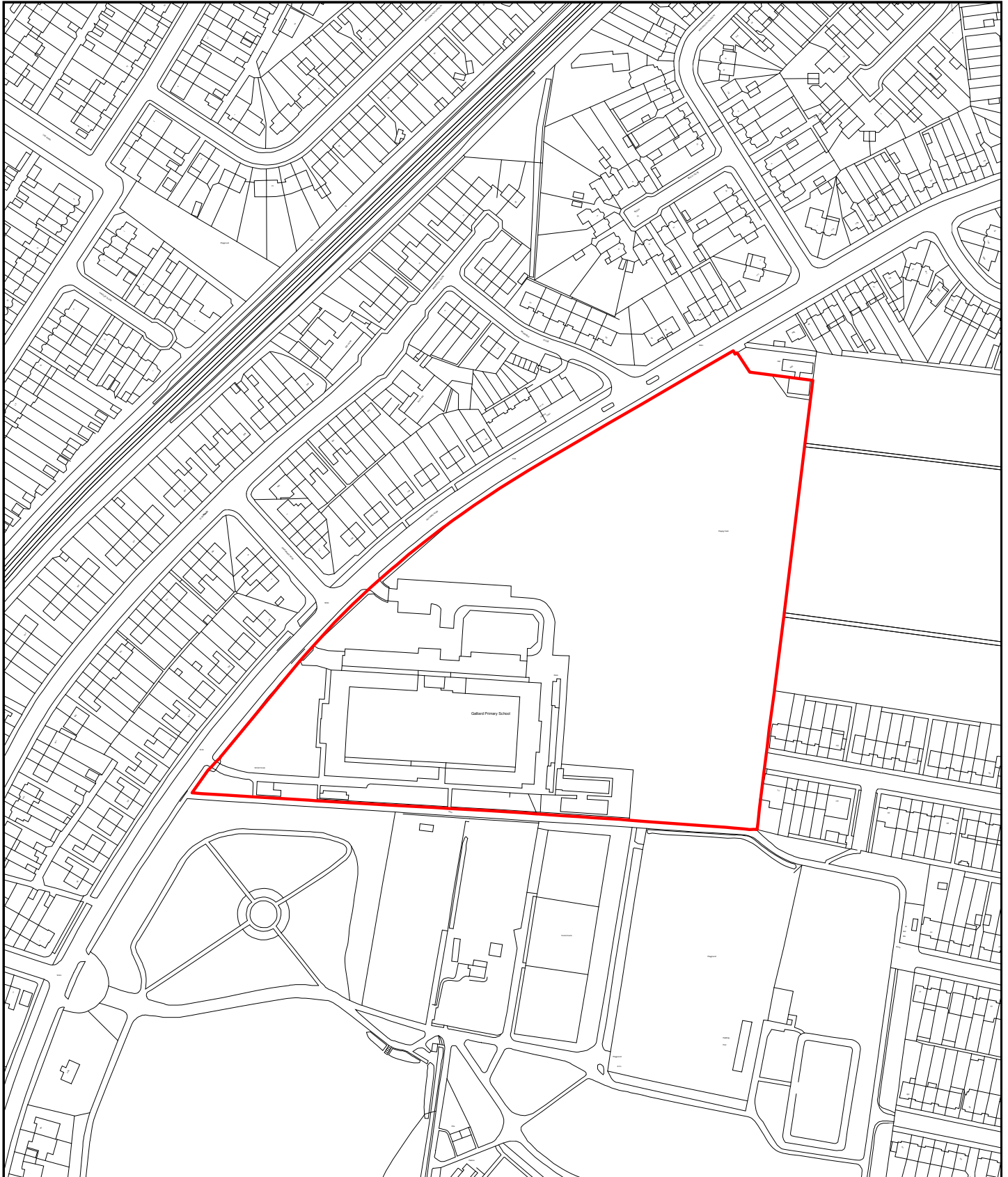
PROPOSAL: Single storey extension to existing Children's Centre to provide a staff room.

Applicant Name & Address:
Education, Children's Services and
Leisure,
7th Floor,
Civic Centre,
Silver Street,
EN1 3XQ.

Agent Name & Address:
John Wilkinson,
Architectural Services,
PO BOX 50,
Civic Centre,
Silver Street,
Enfield,
Middlesex,
EN1 3XA.

RECOMMENDATION:

That in accordance with Regulation 3 of the Town and Country Planning General Regulations) 1992, planning permission be deemed to be **GRANTED** subject to the conditions.



Development Control



Scale - 1:2500
Time of plot: 10:13

Date of plot: 15/09/2010

1 Site and Surroundings

- 1.1 Oaktree Primary School comprises a single storey building located within a mainly residential area, on the eastern side of Galliard Road, to the south of the site is Jubilee Park. The main access to the school is from Galliard Road. The site is designated within a Flood Zone 2 area.

2 Proposal

- 2.1 Permission is sought for a single storey extension to the eastern side existing children's centre to be used as a staffroom. The area of the proposed extension would be 22sq m and is 2.9m in height with a flat roof. The extension is sited over 60m from the nearest neighbouring property. There is no increase in pupil or staff numbers.

3 Relevant Planning Decisions

- 3.1 None relevant

4 Consultations

4.1 Statutory and non-statutory consultees

- 4.1.1 Environment Agency raises no objections.

4.2 Public

- 4.2.1 Six consultation letters have been sent to neighbouring properties. No comments have been received.

5 Relevant Policy

5.1 Unitary Development Plan

- | | |
|---------|---|
| (I)GD1 | New development to have appropriate regard to its surroundings |
| (I)GD2 | New development to improve the environment |
| (II)GD1 | New developments are appropriately located |
| (II)GD3 | Aesthetic and functional designs |
| (II)GD6 | Traffic implications |
| (II)GD8 | Access and servicing |
| (II)CS1 | Facilitate work of various community facilities |
| (II)CS2 | Siting and Design of Community Facilities to comply with Council policies |
| (II)CS3 | Community facilities which are responsibility of Council to be provided in optimal locations and provide an effective and efficient use of land |

5.2 London Plan

- | | |
|-------|----------------------|
| 3A.21 | Education Facilities |
| 3C.23 | Parking strategy |
| 4A.14 | Sustainable drainage |

4B.8 Respect Local Context and Character

5.3 Local Development Framework

- 5.3.1 The Enfield Plan is now proceeding through the Examination in Public process into the soundness of the Plan. 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:

SO5 Education, health and wellbeing

CP8 Education

5.4 Other Material Considerations

PPS1 Delivering Sustainable Development

6 Analysis

- 6.1 The proposed extension would be over 100m from Galliard Road and hidden behind the children centre from the road, consequently the proposal would not harm the street scene. The extension is over 60m, from neighbouring properties and 25m from the boundary with Jubilee Park. Given its modest size and 2.9m height and distance from the boundary, it is not considered that it would harm the visual amenity of the area.
- 6.2 The proposal results in the minor loss of a hardsurfaced play area, however given the extent of the remaining play areas and small 22sq m extension, it is considered that the proposal would result in a significant diminution of play areas.
- 6.3 Due to the size and siting of the proposed extension and the distance to the nearest neighbouring property, the proposal is not considered to harm neighbouring occupier's amenities.

7 Conclusion

- 7.1 In the light of the above, the proposal is not considered to harm the character and appearance of the area or neighbouring resident's amenities.

8 Recommendation

- 8.1 That in accordance with Regulation 3 of the Town and Country Planning (General Regulations) 1992, planning permission be deemed to be GRANTED subject to the following conditions:

1. The external appearance shall accord with that described on the submitted plans and application form.

Reason: To ensure a satisfactory appearance.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amending Order, no balustrades or other means of enclosure shall be erected on the roof of the extension(s). No roof of any part of the extension(s) shall be used for any recreational purpose and access shall only be

for the purposes of the maintenance of the property or means of emergency escape.

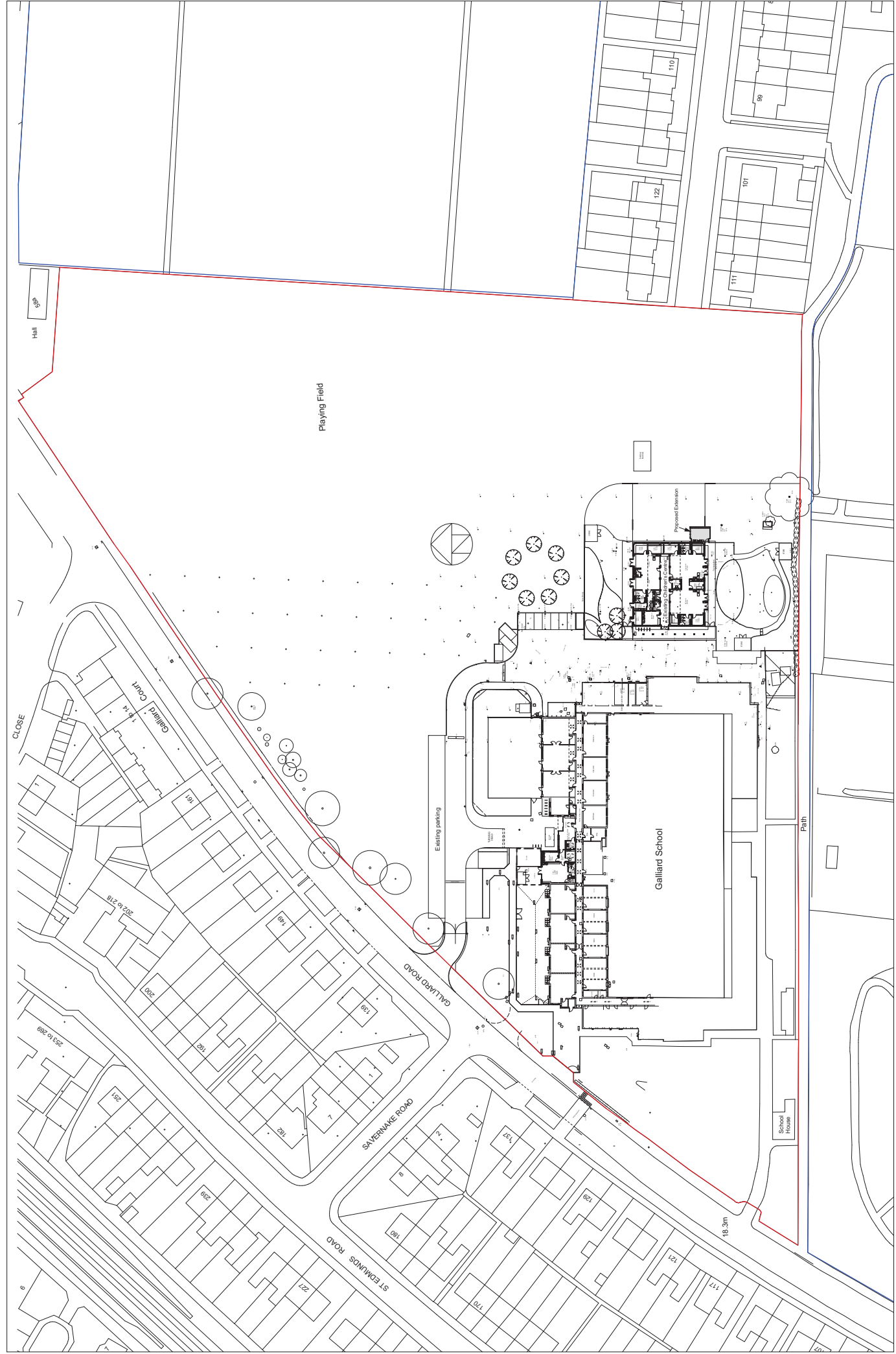
Reason: To safeguard the privacy of the occupiers of adjoining properties.

3. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

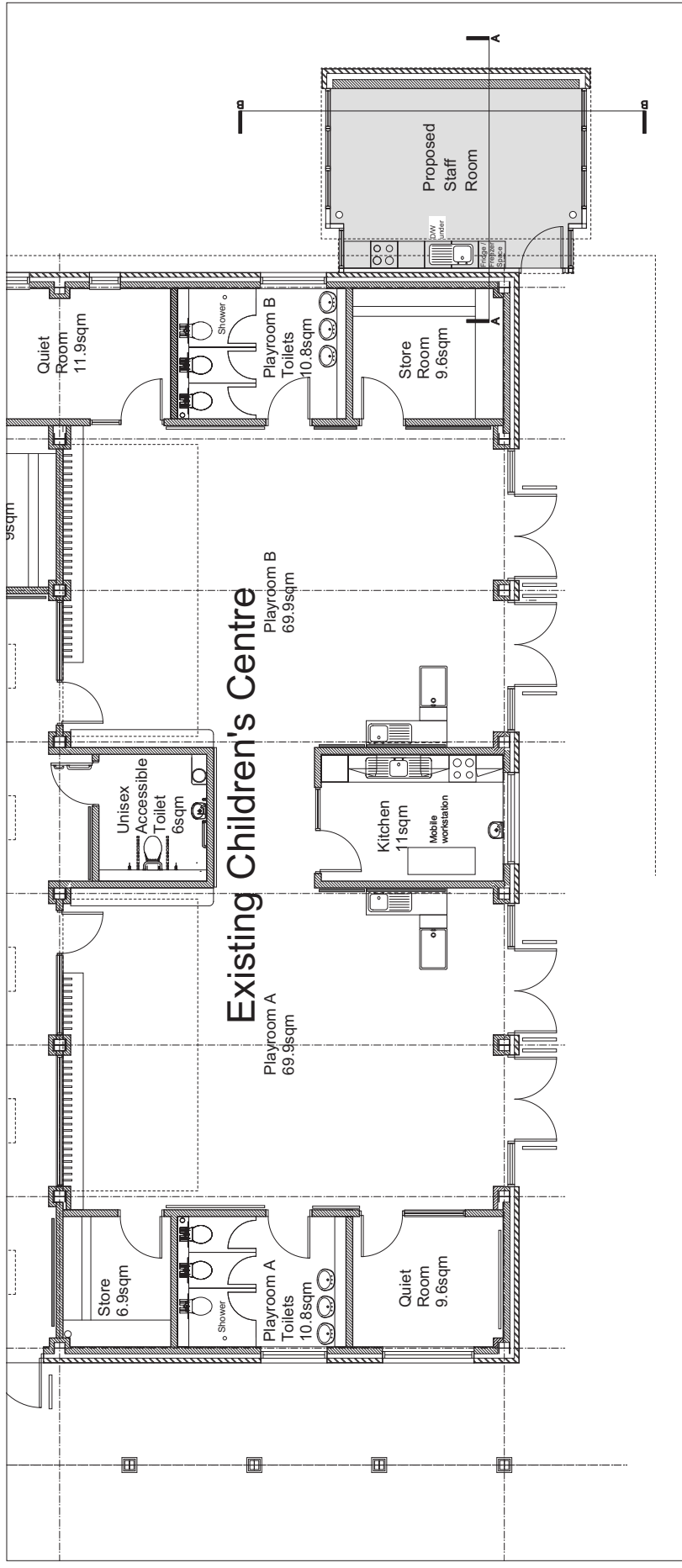
8.2 The reasons for granting planning permission are:

1. The proposed extension contributes to the enhanced provision of educational facilities and thus is compatible of Policies (II) CS1, (II) CS2 and (II) CS3 of the Unitary Development Plan; 3A.17 and 3A.24 of the London Plan; and, PPS1: Sustainable Development.
2. The proposed extension does not detract from the character and appearance of the surrounding area and would not serve to undermine residential amenity to neighbouring properties having regard to Policies (I) GD1, (I) GD2, (II) GD1 and (II) GD3 of the Unitary Development Plan.

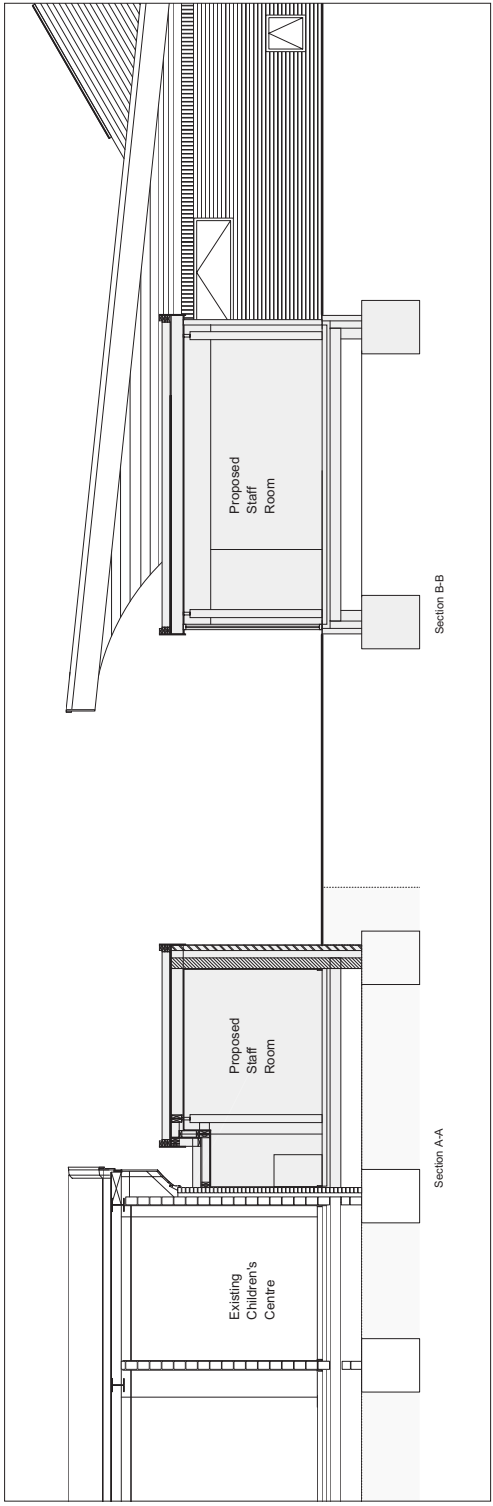


Project Name: Galliard Primary School
 Client: Children's Centre Staff Room Extension
 Proposed Block Plan
 Planning
 GLRD DFE234/002/104-1/AL/0/004

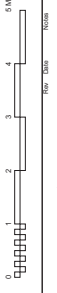




Proposed Plan



Proposed Sections



CAD File No: C:\Projects\PROJECT_3876\Collater\Primary School\23_007_Mk-1-Childrens Centre - Staffroom 02.dwg/Planning Drawings



DATE: 12/03/2024	PROJECT: Children's Centre Staff Room Extension
DESIGNER: JAW @ A1	CLIENT: ENFIELD COUNCIL
DATE: 12/03/2024	PROJECT: Proposed Plan & Sections
DESIGNER: JAW	CLIENT: ENFIELD COUNCIL
DATE: 12/03/2024	PROJECT: Planning
DESIGNER: JAW	CLIENT: ENFIELD COUNCIL
DATE: 12/03/2024	PROJECT: GLRD DEF234/002/104-1/AL/0/006
DESIGNER: JAW	CLIENT: ENFIELD COUNCIL