

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 11/02357/PP

Planning Hierarchy: Local Application

Applicant: Argyll and Bute Council Community Services

Proposal: Erection of extension

Site Address: Hermitage Primary, 11 East Argyle Street, Helensburgh

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of extension

(ii) Other specified operations

- None

(B) RECOMMENDATION:

It is recommended that planning permission be approved subject to the attached conditions and reasons.

(C) HISTORY:

06/02462/CPD - Refurbishment of existing flat/pitched roofs, including new vertical panelling and new high level windows to gym – Permitted development 29.01.2007

07/02278/CPD - Re-render external walls and install replacement windows – Permitted development 21.04.2008

08/00225/CPD - Install replacement windows – Permitted Development 26.02.2008

08/00279/CPD - Re-render external walls – Permitted development 26.02.2008

09/01497/PP - Change of use of land to Outdoor Learning Area, for use by pupils of Hermitage Primary School and Parklands Special School, and erection of perimeter fencing – Permitted 21.01.2010

(D) CONSULTATIONS:

Area Roads Manager (memo dated 15/12/2011) – No objections

Environmental Health (memo dated 15/12/2011) – No objections

(E) PUBLICITY: Listed Building/Conservation Advert (expiry date 06.01.2012)

(F) REPRESENTATIONS:

One letter of representation has been received from the following:

Mr Andrew MacIntosh, 56 Grant Street, Helensburgh (e-mail dated 08/12/2012)

(i) Summary of issues raised

The proposal for the school extension itself looks a good addition, however the application does not say what will happen to the annex building should the plans be approved.

Comment: The annex building is not included within the application site. It is not a material planning consideration what this annex will be used for.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
 - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
 - (iii) **A design or design/access statement:** No
 - (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
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(H) PLANNING OBLIGATIONS

- (i) **Is a Section 75 agreement required:** No
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(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 14 – Conservation Areas and Special Built Environment Areas
LP ENV 19 – Development Setting, Layout and Design
LP COM 1 – Community Facility Development
Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

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- (K) **Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:** No

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- (L) **Has the application been the subject of statutory pre-application consultation (PAC):** No

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- (M) **Has a sustainability check list been submitted:** No

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- (N) **Does the Council have an interest in the site:** Yes

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- (O) **Requirement for a hearing (PAN41 or other):** No

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- (P) **Assessment of determining issues and material considerations**

Planning permission is sought for the erection of an extension to the rear of Hermitage Primary School, Helensburgh. This school is located within the Upper Helensburgh Conservation Area as defined by the adopted Local Plan.

The school is a large, modern, single storey, rectangular plan building and it has a traditional detached annex building to the north east of the site. This annex does not form part of the application. This annex is currently used for music and drama classes, but due to water ingress can no longer be used for this purpose. An extension to the main building is therefore required to house these facilities as well as two additional classrooms. The existing school building has a shallow pitched roof with a flat roof section to the centre rear of the building. It is at this location that the proposed extension will be sited. The main part of the extension will have a hipped roof, with a flat roofed section joining onto the existing building. It will have a floor area of approximately 264 square metres and will be finished in materials to complement the existing building. The site rises slightly upwards from north to south and as such some excavation will be

required. This will mean that landscaping will be required around the retaining wall. A recommended condition addresses this.

It is considered that the scale and design of the proposed extension is acceptable and that it accords with Policy LP ENV 19 of the adopted Local Plan. It is also considered that the proposal accords with Policy LP ENV 14 of the adopted Local Plan insofar as it maintains the character of the conservation area by virtue of being to the rear of this modern building where it will not be visible from the street and where it will therefore have little impact on the appearance of the conservation area.

As this is a school building Policy LP COM 1 is applicable. This policy presumes in favour of new and improved community facilities provided they fulfil a list of criteria including consistency with other policies within the Local and Structure Plan and that they respect the townscape character of the surrounding area. It is considered that the proposal accords with this policy.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The proposed extension is acceptable and accords with policies set out within the Development Plan. It is in accordance with Policies STRAT DC1 and STRAT DC9 of the Argyll and Bute Structure Plan as well as Policies LP ENV 1, LP ENV 14, LP ENV 19 and LP COM 1 of the Argyll and Bute Local Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Stephanie Spreng

Date: 15/12/2011

Reviewing Officer: Howard Young

Date: 22/12/2011

Angus Gilmour

Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 11/02357/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 24/11/2011 and the approved drawing reference numbers L(00)001, L(00)002, L(00)003, L(00)004 and L(00)005 unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Development shall not begin until details of a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
 - i) location and design, including materials, of walls, fences and gates
 - ii) soft and hard landscaping works, including the location, type and size of each individual tree and/or shrub
 - iii) programme for completion and subsequent on-going maintenance.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Planning Authority. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of ten years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species, unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure the implementation of a satisfactory scheme of landscaping

NOTES TO APPLICANT

1. **The length of the permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application **11/02357/PP**

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- (A)** Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended)?

No

(B) Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing?

No

(C) The reason why planning permission has been approved.

The proposed extension is acceptable and accords with policies set out within the Development Plan. It is in accordance with Policies STRAT DC1 and STRAT DC9 of the Argyll and Bute Structure Plan as well as Policies LP ENV 1, LP ENV 14, LP ENV 19 and LP COM 1 of the Argyll and Bute Local Plan.