

PLANNING COMMITTEE

Planning Application 22/00539/FUL

**Two single storey extensions to Kingfisher School to provide an Office,
Mentor/Breakout Room, circulation and Outreach Room**

Kingfisher School , Clifton Close, Redditch, Worcestershire, B98 0HF,

**Applicant: Mr Jonathan Astley
Ward: Matchborough Ward**

(see additional papers for site plan)

The case officer of this application is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

Kingfisher School is located in the residential area of Redditch where the principle of development can be acceptable.

Proposal Description

The proposal is for two separate single storey extensions to the existing school to provide additional accommodation. The information submitted with the application confirms that the proposed extensions would not result in any increase in pupil or staff numbers and that it would not affect the current car parking arrangements at the school.

The extensions would be located on the south-eastern and south-western elevation of the existing school building, and they would not extend the school building out on to the adjacent playing field which is classified in the Redditch Local Plan as an area of Primarily Open Space.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 18: Sustainable water Management

Policy 19: Sustainable travel and Accessibility

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Design Guide

NPPF National Planning Policy Framework (2021)

REDDITCH BOROUGH COUNCIL

PLANNING COMMITTEE

NPPG National Planning Practice Guidance

Relevant Planning History

2015/033/FUL	Classroom extension and internal alterations	Granted	20.03.2015
19/00002/FUL	Retention of an existing modular double classroom unit	Granted	18.02.2019
20/00838/FUL	Removal of 2no.existing mobile classrooms and provision of 3no new classrooms, office, and toilets.	Granted	04.09.2020
21/00066/FUL	Removal of 2no.existing mobile classrooms and provision of 3no.new Classrooms	Granted	12.03.2021
21/00432/FUL	New modular classroom block	Granted	02.06.2021

Consultations

North Worcestershire Water Management

The proposed development site is situated in the catchment Ipsley Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. Risk to the site from surface water flooding, based on the EA's flood mapping risk, is indicated at a 1 in 1000 level across the site. This is likely connected to the small stream that runs along the NW side of the school. There is no known history of flooding on this site and given the amount of artificial drainage in the area there is a chance the risk identified could be inaccurate.

Based on the available information there is no reason to withhold approval of this application on flood risk grounds and I do not deem it necessary to recommend attaching a drainage condition.

Public Consultation Response

Site notice posted on 5 May 2022 expired 29 May 2022
5 Neighbour letter sent 4 May 2022 Expired 28 May 2022

PLANNING COMMITTEE

No representations received to date

Assessment of Proposal

Planning permission was granted last year for a temporary modular building at this site. However, as the school requires a long-term solution, they have now undertaken some internal remodelling of the existing school, which together with the proposed extensions would mean that they no longer require the temporary modular building. As part of the modular building application, the car parking arrangements were increased at this site to provide sufficient capacity for the school.

Due to the siting, design and scale of the proposed extensions it is considered that they would be in scale with the existing building and would respect the overall character and appearance of the existing building. Due to the scale of the extensions, it is not considered that they would affect the overall character or appearance of the area or the existing amenities of the neighbouring properties.

The extension along the south-eastern elevation of the existing building would result in the need to relocate the existing cycle parking stand. However, the plans show that this would be relocated within the school site, adjacent to the proposed extension. It is not considered that this would affect the character or appearance of the building or area or the use of the cycle parking facility.

North Worcestershire Water management were consulted on the application and have confirmed that they do not have any objections to the proposal and do not deem it necessary to recommend attaching a drainage condition in this case.

Overall, it is considered that the proposal accords with the Policies in the Local plan and the NPPF and is acceptable.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **GRANTED subject to the following conditions:**

Conditions:

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

PLANNING COMMITTEE

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plan Drawing No. 001
Proposed Site Plan Drawing No. 020
Proposed Elevations Drawing No. 021
Proposed Floor Plan Area 1 Drawing No. 022
proposed Floor Plan Area 2 Drawing No. 023

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

Informative

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the site is owned by Worcestershire County Council. As such the application falls outside the scheme of delegation to Officers.