

Extension to Barnhill Primary School

KEY INFORMATION

Ward The Ferry

Address

Erection of 2 storey extension to provide a nursery, additional classrooms and a gymnasium

Applicant

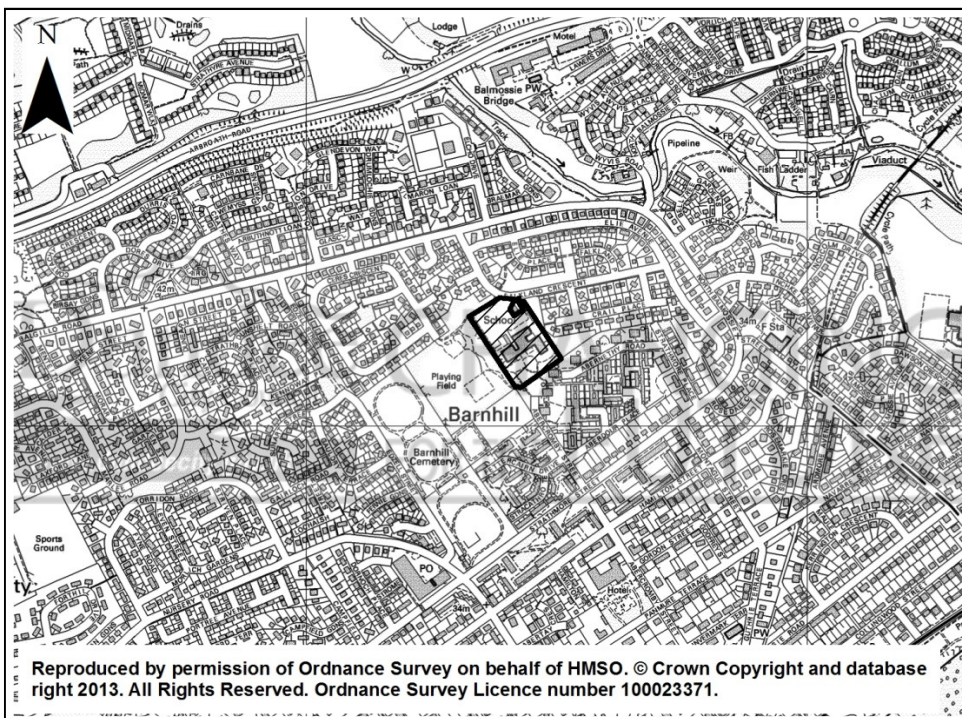
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Agent

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Registered 5 April 2013

Case Officer P Macari



SUMMARY OF REPORT

- This application seeks planning permission for the erection of a 2 storey extension to Barnhill Primary School to provide a nursery, additional classrooms and a gymnasium.
- Policies 1, 55 and 72 of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- One letter of objection has been received from a neighbouring resident concerned about road and pedestrian safety due to increased parking pressure, increased traffic and a lack of traffic control measures.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=ML1D7HGC03500>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions. Report by Director of City Development.

1 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the erection of a 2 storey extension to Barnhill Primary School to provide a nursery, additional classrooms and a gymnasium.
- 1.2 The proposed extension will be located in place of the existing nursery building and will adjoin the northern elevation of the existing school building through a glazed access corridor.
- 1.3 The proposed extension will be 2 storeys in height with a shallow pitched roof. The extension will be finished in smooth render in a mixture of colours with a standing seam aluminium roof.

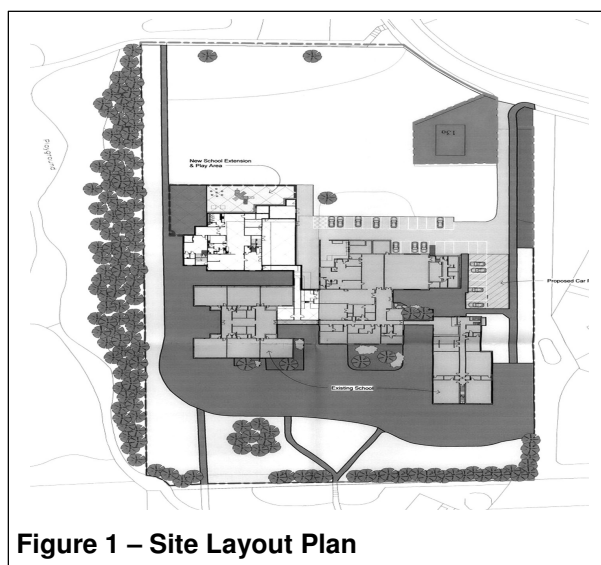


Figure 1 – Site Layout Plan

- 1.4 The proposed nursery will be served by a new hard landscaped playground area that will be surfaced in paviours and enclosed by a powder coated aluminium mesh fence.
- 1.5 A detailed transport statement has been submitted in support of the proposed development.
- 1.6 In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as the Council is the applicant and owner of the application site.

2 SITE DESCRIPTION

- 2.1 The application site is located on the south side of Falkland Crescent and to the north of Abercromby Street. The site extends to approximately 1.74 hectares and accommodates Barnhill Primary School and nursery with associated playing fields. The primary school building is modern in design and is two storeys in height with a flat roof. The nursery building is a temporary building single storey in height with a flat roof. To the north, east and south are residential properties and to the west is public open space with a playground and playing fields. There are mature trees around the perimeter of the school grounds.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 1: Vibrant and Sustainable Communities

Policy 55: Urban Design

Policy 72: Trees and Urban Woodland

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

Policy 38: Trees and Urban Woodland

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 Planning application ref: 02/00154/OUT sought outline planning permission for an extension to Barnhill Primary School with accommodation for educational and community use and replacement of existing temporary nursery unit. This application was approved by the Development Management Committee but was not implemented and planning permission subsequently expired.
- 4.2 Planning application ref: 03/00162/OUT sought outline planning permission for an extension to Barnhill Primary School with classrooms and community provision, replacement of existing temporary nursery unit and the formation of a new main public access. This application was approved by the Development Management Committee but was also not implemented and planning permission subsequently expired.

5 PUBLIC PARTICIPATION

- 5.1 The Council has followed the statutory neighbour notification process. One letter of objection has been received from a neighbouring resident. The concerns raised relate to road and pedestrian safety as a result of:
- a increased traffic;
 - b increased parking pressure; and
 - c lack of traffic control measures.

6 CONSULTATIONS

- 6.1 **Forestry Officer** – has requested that tree protection measures and replacement tree planting within the curtilage of Barnhill Primary School are controlled by condition should the Committee be minded to approve planning permission.

7 DETERMINING ISSUES

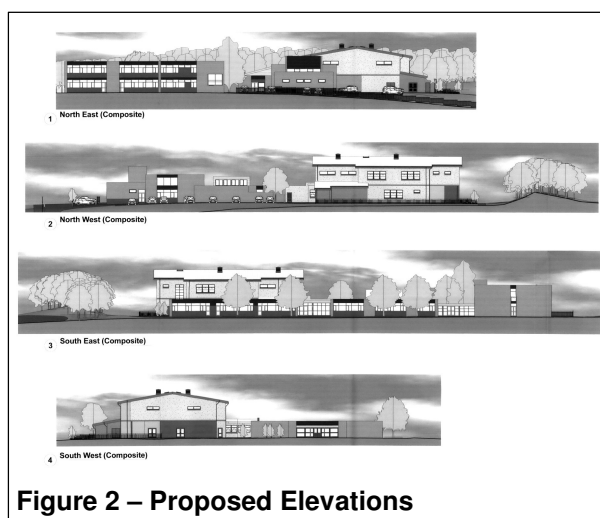
- 7.1 **Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.**

THE DEVELOPMENT PLAN

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 **Policy 1 – Vibrant and Sustainable Communities** – it is the aim of Policy 1 to support development in residential areas that does not adversely affect the environmental quality of neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.
- 7.3 The proposed extension is of a scale, design and massing that will respect the amenity of neighbouring properties as well as the appearance of the existing school building. This is because the proposed extension has been designed to reflect the scale of the existing school building. There are no neighbouring properties that will be overshadowed or overlooked by the proposed school extension.
- 7.4 With regard to the generation of parking and traffic movement issues, the proposal does not involve the provision of additional curtilage parking facilities. However, while the extension to the school will increase the school's capacity with regard to staffing levels there is sufficient curtilage parking available to accommodate additional traffic generated by an increase in staff at Barnhill Primary.
- 7.5 The proposed extension will increase the school's pupil capacity from 432 to 522 and therefore will also lead to an increase in the number of vehicle movements in and around the application site. Taking account of the existing traffic levels when the school day begins and ends construction traffic generated by the school extension and revisions to the School Travel Plan shall be controlled by condition. The purpose of these conditions will be to encourage alternative travel options to reduce the number of vehicle trips to and from the school and to minimise traffic congestion. These conditions will address any potential impact on road and pedestrian safety generated by the proposed school extension.
- 7.6 The proposed development will not generate instances of noise or smell nuisance.
- 7.7 **The proposal satisfies Policy 1.**
- 7.8 **Policy 55 – Urban Development** – this policy is supportive of proposals that have a high quality design, respects historic street layouts, creates points of interest and respects the setting of listed buildings.
- 7.9 The proposed extension to Barnhill Primary school is of a high quality design that respects the existing school building and the surrounding suburban environment in which it is located. This is reflected in the location of the extension in place of the existing temporary nursery so that there is no infringement on the level of amenity afforded to neighbouring properties by virtue of overlooking or overshadowing.
- 7.10 The proposed development will be finished in high quality materials that reflect the wooded suburban environment surrounding the application site. To ensure that the wooded environment is retained and enhanced the protection of existing trees on site and the replanting of trees and shrubs in place of those to be felled will be controlled by condition.



- 7.11 The location and form of the proposed extension is such that existing pedestrian routes through and around the application site will be retained.
- 7.12 **The proposal satisfies Policy 55.**
- 7.13 **Policy 72 – Trees and Urban Woodland** – This policy requires new developments to have regard to existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts and both during and after construction.
- 7.14 The Council's Forestry Officer has confirmed that the proposed loss of trees on the application site will not be detrimental to the wooded character of the area and that the proposed development presents an opportunity to enhance the level of landscaping in the grounds of Barnhill Primary School through the purposeful planting of additional trees and shrubs. To ensure that the proposed development leads to an enhancement of the landscaping and level of tree cover on the application site tree protection measures to protect retained trees and the implementation of a detailed landscaping strategy shall be controlled by condition should the Committee be minded to approve planning permission
- 7.15 **The proposal satisfies Policy 72.**

OTHER MATERIAL CONSIDERATIONS

The other material considerations to be taken into account are as follows:

(a) PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.16 The requirements of Policies 7 and 38 of the Proposed Plan are broadly similar to the requirements of Policies 55 and 72 of the adopted Local Plan.
- 7.17 **Therefore, the requirements the Proposed Dundee Local Development Plan are also satisfied.**

(b) VIEWS OF OBJECTORS

- 7.18 One letter of objection has been received from a neighbouring resident. The concerns raised relate to road and pedestrian safety in terms of increased traffic, increased parking pressure and lack of traffic control measures.
- 7.19 The concerns of the Objector have been addressed in the assessment of the proposals against the requirements of the Development Plan. It has been concluded that any impact on road and pedestrian safety generated by the proposed school extension can be addressed by conditions controlling construction traffic and that require the School Travel Plan to be revised. The purpose of these conditions is to encourage alternative travel options to reduce the number of vehicle trips to and from the school as well as to ensure that there is no conflict between pedestrians, construction traffic and vehicular traffic generated by the School.
- 7.20 In this instance the concerns of the objector can be addressed by conditions should the Committee be minded to grant planning permission.
- 7.21 **It is concluded from the foregoing the proposal complies with the provisions of the Development Plan.**

8 CONCLUSION

- 8.1 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to conditions:
- 1 Prior to the commencement of development, a scheme of landscaping shall be submitted to and approved by the Council, and it shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837:2012. Full details of new planting, landscaping and maintenance shall also be submitted to and approved by the planning authority prior to the commencement of development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
 - 2 Details of the arrangements for the construction of the proposed extension including the timing for delivery of materials, the positioning of site huts, storage of materials and parking for contractors shall be submitted to the Council for approval before any development is commenced and the development shall be carried out only in full accordance with such approved details.
 - 3 The School Travel Plan shall be updated to take account of the proposed extension and submitted in writing to the Council for approval

REASONS

- 1 In the interests of preserving and enhancing the wooded character of the area surrounding the application site.
- 2 To minimise any adverse impact on pedestrian and traffic safety.
- 3 To encourage alternative travel options to reduce the number of vehicle trips to the school and to raise awareness about travel issues such as air pollution and road safety