

## **DELEGATED DECISION OFFICER REPORT**

<b>AUTHORISATION</b>	<b>INITIALS</b>	<b>DATE</b>
Case Officer recommendation:	ER	30/11/2022
Planning Manager / Team Leader authorisation:	SCE	02.12.2022
Planning Technician final checks and despatch:	ER	02/12/2022

**Application:** 22/01346/FUL **Town / Parish:** Thorpe Le Soken Parish Council

**Applicant:** The Governors and Head Teacher

**Address:** Rolph C of E Primary School High Street Thorpe Le Soken

**Development:** Proposed construction of single storey flat roof extension to form new classroom including new wc facility adjacent to existing entrance foyer.  
Demolition of timber storage shed.

### **1. Town / Parish Council**

Thorpe le Soken Parish Council      No objections received

### **2. Consultation Responses**

Tree & Landscape Officer  
12.10.2022  
ECC Schools Service      No trees or other significant vegetation will be adversely affected by the proposed development.

Essex County Council  
Heritage  
26.10.2022      The application is for proposed construction of single storey flat roof extension to form new classroom including new wc facility adjacent to existing entrance foyer. Demolition of timber storage shed.

The proposal site is within the Thorpe Le Soken Conservation Area. The original school building was opened in 1870 and has been extended several times during the last century, with the loss of many original details like the chimneys and the bell tower. However, it is considered to positively contribute to the character and appearance of the Conservation Area.

The proposed extension would be visible from the Conservation Area, however due to the size of the development and its location which set back from the High Street and from the school's main elevation, it is generally not considered to affect the character and appearance of the Conservation Area.

As per Paragraph 206 of the NPPF, local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal its significance and should take account of the desirability of new development making a positive contribution to local character and distinctiveness (Paragraph 197c), therefore, high quality design and materials would be required for this development.

There are concerns about the height of the brick parapet and the detail of the connection between the existing pitched roofs and the new flat roof, including information on the discharge of rainwater. I advise the applicant investigates the possibility to use a lower parapet or a flat roof without parapet which might be more appropriate in this location, using high quality roof finish materials, as lead or zinc.

Rooflights would be acceptable providing that they are not visible from the High Street: these are non-traditional type of fenestration which are not considered to be in keeping with the local character and distinctiveness.

Were permission to be granted, I request the following conditions are included:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such;
- Prior to installation, a schedule of drawings that show details of all proposed windows and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

### **3. Planning History**

00/01182/FUL	Erection of a concrete garage at edge of school field to house P.E. equipment	Approved	24.08.2000
02/00910/FUL	Full glazed extension to main hall.	Approved	04.07.2002
92/00113/FUL	Relocatable timber framed classroom with toilet for educational use (renewal of permission TEN/349/87)	Approved	19.02.1992
94/00732/FUL	(Rolph Church of England Primary School, High Street Thorpe le Soken) Construction of new pitched roofs on existing flat roofs. Installation of new escape doors and windows	Approved	21.07.1994
97/00003/FUL	(Rolph C of E Primary School, High Street, Thorpe) Relocatable timber framed classroom with toilet (renewal of TEN/92/0113)	Approved	30.01.1997
99/00511/FUL	Extension containing one KS1 classroom and toilets to existing primary school building	Approved	26.05.1999
99/00512/CON	Single storey extension to house one classroom. All materials to match existing. No demolition involved apart from connecting doorway.		12.04.1999

04/00045/TPO	T.3 - Prune branches back of 1 Purple Leaf Plum to clear overhead cables by 500mm [TPO/27/93]	Approved	30.01.2004
04/00052/TCA	Prune branches back to clear the side of the school building be 1.5 metres and overhead telephone cables by 1 metre	Approved	31.01.2004
07/01339/FUL	Remodelling and extension to Key Stage 2 classroom accommodation.	Approved	11.12.2007
09/00253/TCA	1 No. Plum - fell	Approved	17.04.2009
09/00255/TPO	2 No. Willow - fell (TPO 9/99)	Approved	17.04.2009
09/00256/TPO	Cherry (T1) - remove lowest limb overhanging play area and reduce crown by 1.2 metres. Plum (T3) - fell	Approved	17.04.2009
10/00304/FUL	Demolition/removal of existing relocatable building and construction of a new single storey pitched roof extension.	Approved	27.05.2010
10/00305/CON	Demolition/removal of existing relocatable building and construction of a new single storey pitched roof extension.	Approved	27.05.2010
10/01335/TPO	TPO10/32 - T2, T4, T5 and G1 - prune lower branches to allow access and prevent injury to children	Approved	13.12.2010
10/01337/FUL	Construction of new single storey pitched roof extension to form new entrance foyer. Demolition of existing dilapidated metal storage shed and dilapidated timber storage shed and construction of new timber storage shed.	Approved	17.01.2011
12/01188/TCA	Field Maple - fell.	Approved	22.11.2012
13/00806/TPO	T2 - Oak, remove deadwood. G1 - Lime , pollard to previous pollard point.	Approved	13.08.2013
13/00807/TCA	T5 - Cherry, reduce crown by 2m to reduce stress at compression fork.	Approved	13.08.2013
19/00433/TCA	Remove Birch and Cherry trees.	Approved	08.04.2019

22/01346/FUL

Proposed construction of single storey flat roof extension to form new classroom including new wc facility adjacent to existing entrance foyer. Demolition of timber storage shed.

Current

#### **4. Relevant Policies / Government Guidance**

National:

National Planning Policy Framework July 2021 (NPPF)  
National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)  
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)  
SPL3 Sustainable Design  
PPL8 Conservation Areas

#### **Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

#### **5. Officer Appraisal (including Site Description and Proposal)**

##### Application Site

The application site comprises of a large detached building set well back from the main highway with parking to the front. The site comprises of a primary school which serves the area varying in different roof pitches and levels representing previous extensions to the existing structure. The site is located within the development boundary and conservation area for Thorpe le Soken.

##### Proposal

This application requests permission for the construction of a single storey flat roof extension to form a new classroom including new wc facility adjacent to the existing entrance foyer, following the demolition of an existing timber storage shed.

##### Assessment

##### Design and Appearance

The proposal will be sited to the front and therefore a noticeable addition to the existing building. Despite being publicly visible this section of the building is set well back from the front boundary shared with the High Street and is largely screened by boundary treatment and the block of flats known as "Gull Court." As a result of this location the proposal would only attract limited views from the High Street and due to its minor single storey nature would not appear as a prominent or harmful feature when viewing the site.

The proposal is of a suitable size and design in regards to the main building and will be finished in materials which are consistent with such.

### Heritage Impact

The site is located within a conservation area and therefore it is the Local Planning Authorities Statutory duty to ensure its character and appearance are either preserved or enhanced by proposals for planning consent.

The site has not been awarded special mention with the Conservation Area appraisal for Thorpe le Soken.

The proposal will be significantly set back from the boundary shared with the high street and largely screened by boundary treatments and nearby block of flats allowing for only minimal views to be seen.

The ECC Heritage Team raised no objections to the principle of development however did raise concerns over the use of a parapet wall. This has been relayed to the agent with the option to amend the plans to remove this feature. This has not been pursued in this instance however given the minimal views of the proposal and its low level impact to the streetscene the use of such a roof has not been considered to detract significantly from the character and appearance of the building/ area in a way which would require the need to refuse permission upon in this instance.

The ECC Heritage team have queried the use of rooflights to the existing building and whether these should form part of the application. The officer has queried this with the agent but this has not been pursued and they are advised to ascertain if they would be considered permitted development or apply for planning permission if required.

The ECC Heritage team have requested that details of materials and openings should be requested by way of planning conditions. It is considered that the information supplied within the application form and plans in regards to materials is suitable and a condition requesting further information for this would be considered unnecessary. Due to its location within a conservation area the condition requesting further information on the openings will be applied to the permission in this instance.

It is therefore considered that due to significant set back of the proposal which will result in a low level visual impact that the new extension would not result in significant harmful impact to the appearance and character of the conservation area ensuring this is preserved accordingly.

### Neighbour Amenity

The proposal will be sited close to a block of flats known as "Gull Court." This block of flats is absent from any side facing windows which look onto the Rolph School preventing any significant views of the proposal. Furthermore Gull Court and the proposal are set off of the shared boundary which also comprises of a mixture of planning and fencing which will screen much of it from view reducing its impact to these neighbours and preventing it from resulting in a significant loss of amenities in this regard.

The proposal will be sited sufficient distance away from other shared boundaries preventing a loss of amenities to the occupants of these nearby dwellings.

### Other Considerations

Thorpe le Soken Parish Council have not objected to the proposal.  
There have been no letters of representation received.

### Conclusion

Whilst the proposal will result in the change of appearance of the building this has been fully assessed in the report above and is considered to conform to national and local policies. It is therefore considered the proposal would be a suitable addition which would not result in a significantly harmful impact to the appearance and character of the area and conservation area and is therefore recommended for approval.

## **6. Recommendation**

## **7. Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

4908/03 - Proposed Elevations

4908 / 04 A - Proposed Part Ground Floor Plan

4908 / LP3 - Proposed Block Plan

Design and Access Statement Received 8th August 2022.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to installation, a schedule of drawings that show details of all proposed windows, including conservation rooflights, and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, cills, finish, and ironmongery, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 4 Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - To protect the appearance and character of the conservation area.

## **8. Informatives**

### **Positive and Proactive Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.