

Application Number: FUL/2019/0662

Social Sciences Building University of Warwick Gibbet Hill Road

Erection of a single storey extension to provide external plant rooms.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	No

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

DE1
DS3

SPG Extending Your Home adopted by Planning Committee on 10 April 2003 and reviewed on 15 December 2005, both following public consultation exercise in accordance with PPG12

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

- A site notice was placed adjacent to the site.
- No representations have been received.

RELEVANT HISTORY

- Various relating the wider University of Warwick campus.

Previous Masterplan

The 2009 Masterplan and associated S106 approved:-

- 171,000 sq.m of additional floorspace split in the following way:-
 - 65,000 sq.m Academic (teaching and research)
 - 23,000 sq.m Other (includes Arts Centre, Management Training, Retail, Students Union, new Initiatives).
 - 26,000 sq.m Support (includes administration, library, social, catering and sports).
 - 57,000 sq.m Residential Accommodation
- A maximum of 5,422 car park spaces across the campus;
- 'Development Zones' with specific use, floorspace and height limits;
- A Travel Plan to encourage more sustainable forms of transport and to limit car trips.

Over the past nine years, a total of thirty-one building projects have either been completed, are under construction or have planning consent ready to start.

CONSULTATION RESPONSES

- Highways – No objection
- Environmental Protection – No objection

ISSUES

Site and its location

- The application site relates to an internal courtyard between the department of Economics and the university Library.

Details of Development

- The application proposes to erect an external plant structure on an existing grassed area, to the rear of the Warwick Law School Building. The structure will be located where the existing louvered doors are for the existing internal plant room.

Assessment

Principle

- NPPF paragraph No.7 states 'the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 10 & 11)
- Paragraph 117 seeks to ensure planning policies are promoting an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Whilst paragraph 180 states new development should be appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site.
- Policy DS3 of the CLP seeks to secure development that improves the economic, social and environmental conditions in the area.
- The application site is located within the University Campus where the principle of development is acceptable.

Impact on the character and appearance of the area

- Paragraph 124 states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 127 states planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- This is echoed by policy DE1 of the Coventry Local Plan 2016 which seeks to ensure that development complement or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- This is also stipulated within the 'Extending Your Home' SPG which states development should harmonise and respect the local built form.
- The application is required as the University are refurbishing the existing Social Science building. The Social Science building consists of 7 lecture rooms on the ground floor. The rooms are in very high demand providing the university with around 10,000 student contact hours per week. With insignificant ventilation and heating to accommodate these demands, the application proposes a new plant room.
- The proposed structures are located to the rear of an existing academic building adjacent to the existing plant rooms. The buildings blend and harmonise with their surroundings and the plant and equipment is located with the existing plant and equipment.

- The existing first floor balcony is retained, and the new building will fit below this balcony. The roof on the structure will help reduce any noise from the plant to the offices above.
- On this basis the proposals will not introduce an incongruous feature within the street scene and the proposals are considered acceptable and in accordance with the aforementioned paragraphs within the NPPF and the policy DE1 of the Coventry Local Plan 2016.

Impact on the amenity of surrounding uses

- The NPPF seeks to protect the amenities of all existing and future occupants of land and buildings.
- There are no surrounding residential properties within this locality of the campus. It is to the rear of the building adjacent to a walkway. Environmental protection have raised no objections.

Impact on highways issues

- Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.
- Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5. The car parking standards also include requirements for the provision of electric car charging and cycle parking infrastructure.
- The location of the structures and the plant and equipment is located within an existing pedestrian area, therefore there is no parking implication for the structure. The structure does not create any additional academic floor space, therefore the UoW is still covered by the details of the S106 attached to the original masterplan application therefore the application will not have a harmful impact on highway safety or the free flow of traffic.

CONCLUSION

In view of the design, siting and massing of the extension it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.