

OFFICER REPORT

Application Number: FUL/2019/1642

Keresley Grange Primary School Waste Lane

Change of use of caretaker's house from residential to educational use and erection of a boundary fence

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

POLICY GUIDANCE

Local plan

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DS3, H5, CO1, DE1.

SPD/ SPG

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

National Policy

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

A site notice was posted on 16th October 2019. No representations have been received.

RELEVANT HISTORY

- DC/2011/2310 – Approved - Submission of details to discharge condition No.3 - construction method statement and condition No.4 - tree protection methods: imposed upon planning permission reference FUL/2011/0962 granted on 12th August 2011 for a proposed school extension and alterations.
- AD/2011/1965 – Approved - Submission of amended details involving - reduction in size of extension and roof and elevational alterations - to planning permission reference number FUL/2011/0962 granted 12th August 2011 for proposed school extension and alterations.
- FUL/2011/0962 – Approved - Proposed school extension and alterations.
- S/2005/6098 – Approved - Erection of prefabricated hut to be used as sports pavilion.
- R/2002/1552 – Approved - Erection of covered play area to rear, installation of two external doors to replace windows and construction of new ramped access.
- L/1997/0177 – Approved - Erection of security palisade fencing and gates and associated hedge planting to school boundary.
- S/1901/2338 (1983) – Approved - New school to replace existing.
- S/1981/1133 – Approved - Changing rooms to be used in conjunction with adjacent Sports Fields.

CONSULTATION RESPONSES

No public representations here received.
Planning Policy have no objection.

SITE DESCRIPTION

The application site relates to the caretakers house and the associated land to the north of the site of the Keresley Grange Primary School, which is located to the west side of Waste Lane. The blue line site of the school overall is not in the Green Belt, but is entirely surrounded by Green Belt. Due to boundary treatment surrounding the school, it cannot be generally viewed from outside of the site.

PROPOSAL DESCRIPTION

This application seeks full planning permission to change the use of the caretaker's house and the associated land to education space, just to hold group activities within the building, and requires no external changes to the building. The applicant has made clear that this is not to increase pupil numbers. Furthermore, boundary fencing needs to be altered or erected in order to carry this out (including the replacement of some timber fencing, and new palisade fencing), although it is all within the existing school site, and not on the main boundary edges of the school.

ISSUES AND ASSESSMENT

Principle of development

Part 3 of Policy H5 of the Local Plan (Managing Existing Housing Stock) states: "Demolition and redevelopment schemes will be supported where existing housing stock does not meet local housing market needs, and its redevelopment represents the principles of sustainable development" and Part 2 of Policy CO1 (New or improved social community and leisure premises) states that:

Proposals will be considered on the basis of:

- a) The appropriateness of their proposed location in relation to their scale and intended catchment;*
- b) Compatibility with nearby uses;*
- c) Accessibility by a choice of means of transport; and*
- d) Compatibility with other Plan Policies.*

It is considered that the proposal is in conformity with the principle of the above policies and meets the requirements of part 2 of CO1.

The loss of the residential property is unfortunate but given the location and the fact that one dwelling is being lost to an educational facility on an existing school site, I am, in this instance, of the view that the loss is acceptable in policy terms. The property would only ever be used by a person associated with the school, and this is not needed any more, and this property would not serve as normal market housing in any case. Furthermore, as there is no proposal to increase pupil numbers, and this is to make more space for existing pupils, this is also acceptable in principle.

Design and visual issues

There will be no external change to the main building, and the fencing is entirely appropriate and in keeping with the school. Furthermore, the alterations to fencing are all well within the school site and not directly adjacent to the public highway.

Impact on neighbouring amenity

Given the location of the property in relation to its wider boundaries and that it is not directly adjacent to other residential uses in any case, there will be no material increase in impact on surrounding occupiers.

Highways

As there will be no increase in pupil numbers at the school, there will be no material increase in impact upon highway safety or parking.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

In view of the nature of the proposed use in this location and the design, siting and massing of the alterations to fencing, it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval, subject to conditions.