

DELEGATED OFFICER REPORT

Application Ref: F/22/93487

Site Address: THORNDEN SCHOOL, WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DW

Case Officer: Alex Webb

Description: Two single-storey extensions to an existing single storey administration building to provide additional office & meeting room accommodation together with reconfigured car parking.

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation - NE - SSSI Impact Risk Zones, HRA Screening Criteria Hazards/other environmental Environment Agency Surface Water Flooding Aviation safeguarding Airport Safeguarding Zones Nutrient Neutrality Catchment		

Planning History?	Yes ☒	No ☐
F/17/81999 - Recladding of block 001D and refurbishment of roof of block 001C, together with the siting of 4no. temporary classroom buildings – Permitted 22/02/2018 F/17/80693 - Construction of a single storey teaching building – Permitted 23/08/2017 F/11/69705 - Installation of 2no. tennis/netball courts with 3 metre high black welded mesh fencing S/11/68584 - Conversion of existing school site managers vacant accommodation into teaching space for small groups S/09/66215 - Provision of new temporary building to act as tennis club pavilion S/09/64786 - New extension to the existing school main building to provide a conference room facility		

Publicity:	Letters ☐	Site Notice ☐	Newspaper ☐
Representations:	None received		
Parish Council:	No Response		
Ecology	There are records of bats very close to this site. The photo on Google maps shows a small area of what could be timber cladding above one window (the other 5 windows shown in the plan appear to be similar) and a small area of ornamental vegetation, including amenity grassland, a small tree, shrubs, and maybe a larger conifer, which would need to be removed on the northern side of the existing building. An existing foul drainage inspection chamber is shown in this vegetated area. A preliminary ecological assessment is required. The report must include recommendations for biodiversity enhancements. A surface water drainage statement is also required, with a plan showing any changes to the existing system. Updated comments: I have reviewed the additional information provided by email from David Pratt and the recent site photos. The timber boarding above the windows does not appear to have any bat roost potential, the large conifer is no longer present on site, and the surface water drainage will remain as existing. I have no ecological objections, subject to biodiversity enhancements being added either to this site or to another area of the school site nearby.		

	Updated comments: The planting proposals suggested by David Pratt in his email of 14 September 2022 will be suitable as biodiversity enhancements for this application.
HCC Highways	Having reviewed the information contained within the application pack, there is no objection to the proposals from a highways perspective. The proposals are essentially for the betterment of existing facilities, rather than a trip generator in their own right, and no access alterations onto the highway are proposed. Onwards, whilst the reconfiguration of the adjacent car parking area results in the loss of one vehicle parking space, this is unlikely to result in significant impact.

Site Visit:	Yes ☒	No ☐
05/09/2022		

Policy: National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S10; and Development Management policies DM1, DM2, DM11 DM14 and DM36. Supplementary Planning Documents: Quality Places; Character Area Appraisals.
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Assessment: Thornden School is situated between the main Winchester Road and the M3 motorway. To the north is a private hospital, to the east is the motorway, to the south a special school and to the west is a large area of suburban housing a large secondary school campus site. The site is not within a town, district or local centre but it is within the urban edge of Chandlers Ford. The proposal is for two side extensions to an existing single storey administration building to provide an additional office and meeting room. The existing car parking arrangement in this location would have to be reconfigured to accommodate one of the side extensions to the south west. Externally the extensions would result in three additional windows on the front (north west) elevation, two windows each side (north east and south west) elevation and four additional windows on the rear (south east) elevation. Internally, space for 6 offices and a meeting room would be provided. The extensions would be finished in fair faced concrete blockwork, horizontal timber cladding, white uPVC windows and grey roof flashings to match the existing. Proposals for extensions to existing community facilities within the urban edge but outside town, district or local centres must comply with criteria 2 of local plan policy DM36. Proposals must demonstrate that they are readily accessible to the communities they are intended to serve by a variety of modes of transport; there is no adverse impact on existing and proposed centres; and there are no suitable, viable and available sites within an existing centre or edge of centre location.

The proposal is small scale in nature and in relation to the overall size of the built form at the school. The building would remain in use for administrative purposes and should not therefore result in an increase in pupils attending the school. The application site and the school is already accessible and well-served by the existing public transport network. Given the distance from the district centre of Chandlers Ford, the proposal would not have an adverse impact on the service provision of the centre and there is no other suitable, viable or available site within this district centre that could provide this facility. As the extensions would provide additional administrative services ancillary to the provision of the school, it is most appropriate for this development to be provided on-site.

The reconfiguration of the car park access and spaces is considered acceptable by the Highway officer and the provision of the pedestrian crossing would improve highway safety.

The proposed plans have been revised to include additional areas of planting adjacent to the development which would include a planter to the south, in the re-configured parking area and further planting immediately to the front of the side extension to the south west and in a wrap-around 'L' shaped area immediately to the north east and east of the side extension to the north east. This suggested additional landscaping is considered to result in sufficient biodiversity enhancements and net gain. The proposed landscaping and planting schedule will be secured through a suitably worded condition.

Overall, the development is considered acceptable and complies with policies DM1, DM11, DM14 and DM36 and from the 2016-2036 local plan, in that:

- The development is within the urban edge where the principle of development is acceptable.
- The design of the side extensions are suited to the host building in terms of form, scale and appearance. The extensions would appear appropriate in the streetscene, in keeping with the general character of the surrounding area.
- The development would not be an overdevelopment of the site and would retain sufficient parking standards.
- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The design and layout respects the character and appearance of the locality.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

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

- 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.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion: For reasons set out above, the application is recommended for permission, subject to conditions.

Recommendation:	PERMIT ☒	REFUSE ☐
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Comments ...
