

## Report of the Head of Planning & Enforcement Services

**Address** VYNERS SCHOOL WARREN ROAD ICKENHAM

**Development:** Application for additional first floor accommodation on the existing single storey changing room block and a two storey entrance/stair core

**LBH Ref Nos:** 4514/APP/2012/949

**Drawing Nos:** E12-015/P01 (Site Location Plan)  
E12-015/P02 (Existing Ground Floor Plan)  
E12-015/P03 (Existing Roof Plan)  
E12-015/P04 (Existing Elevations)  
E12-015/P05 (Existing Elevations)  
E12-015/P06 (Existing Sections)  
E12-015/P07 (Proposed Ground Floor Plan)  
E12-015/P08 (Proposed Sixth Form First Floor Plan)  
E12-015/P09 (Proposed Sixth Form Mezzanine Floor Plan)  
E12-015/P10 (Proposed Sixth Form Roof Plan)  
E12-015/P11 (Proposed Elevations North and South)  
E12-015/P12 (Proposed Elevations West)  
E12-015/P13 (Proposed Section)  
E12-015/P15 (Existing Drainage System)  
Design & Access Statement prepared by Osel Architects dated April 2012 (ref: E12-015 P14 Rev.A)  
Statement of Justification for Development within the Green Belt prepared by Osel Architects

**Date Plans Received:** 19/04/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2012

### 1. SUMMARY

This application seeks full planning permission for the erection of a new two-storey entrance lobby and first floor extension (including provision of a mezzanine level) to the existing single-storey changing rooms at Vyners School in Ickenham. The additional space will allow the creation of a first floor sixth form study area.

Vyners School is currently a mixed six form of entry 11-18 comprehensive school. It has 1,121 students on roll and this figure fluctuates slightly from year to year, depending on the size of the sixth form.

The school currently has a successful sixth form but, due to space constraints, is unable to offer sufficient private study space, which results in some students having to leave the school premises during private study time. Accordingly, the additional accommodation, located within the existing school grounds, will provide a dedicated sixth form private study area.

Whilst the site is located within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt and, as such, it is considered that very special circumstances exist so as to justify an exception to current

Green Belt policy.

It is not considered that the proposal would have any significant detrimental impact on the visual amenities of the existing school site or the surrounding area and it would have no impact on residential amenity. The proposal seeks to provide additional accommodation for existing students rather than to increase the capacity of the school and, as such, there would be no highway impacts as a result of the proposals.

The scheme is considered to comply with current UDP and London Plan policies and, accordingly, approval is recommended.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 COM3 Time Limit**

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E12-015/P01, E12-015/P02, E12-015/P03, E12-015/P04, E12-015/P05, E12-015/P06, E12-015/P07, E12-015/P08, E12-015/P09, E12-015/P10, E12-015/P11, E12-015/P12, E12-015/P13 and E12-015/P15, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing school buildings and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **4 NONSC Manangement Plan for disabled students**

Within one month of the date of this consent, details of measures which will be put in place to ensure that disabled students and their peers are not discriminated against shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

## INFORMATIVES

### 1 152 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### 2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

### 3 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4            13                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**5            111                    The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**6            112                    Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**7            115                    Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit

([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **8 119 Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **9 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **10 146 Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Vyners School occupies an approximately 4.2 hectare, irregularly shaped plot, located on the southern side of Warren Road in Ickenham.

The existing school buildings, which are located relatively centrally within the site, are predominantly three storeys high, although there are several single-storey and two-storey elements/blocks to the school. Tennis courts and car parking are located to the east and south east of the school buildings. Playing fields occupy the western side of the site.

The school is bounded to the north by residential properties, beyond which is Warren Road. To the east, south and west it is bounded by woodland. The A40 lies beyond the woodland to the south. Vehicular and pedestrian access to the site is via Warren Road.

The application site itself comprises an approximately 0.2 hectare rectangular site located between the school's existing sports hall and gymnasium.

The entire school site falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map. A Tree Preservation Order covers the site and the land to the south and east is designated as a Nature Conservation Site of Borough Grade II or Local Importance.

#### **3.2 Proposed Scheme**

This application seeks full planning permission for the erection of a first floor extension above the existing changing rooms. This would include a small two-storey element, which would also extend the changing room block at ground floor level. The extension would essentially infill the gap between the existing double height sport's hall to the east and the two-storey gymnasium to the west.

In total the extension would provide approximately 333m<sup>2</sup> of additional floorspace. At ground floor level it would comprise a new entrance lobby, stairway and WC facilities. At first floor level it would provide open plan study areas, WC facilities and a store cupboard. A mezzanine level would also be provided which would provide additional open plan study space.

The proposed building would be lower in height than the adjoining buildings but would have a pitched roof to match. Rooflights would be provided in the roof to maximise daylight into the building. The remainder of the extension would be clad to match the existing single-storey changing room block.

It should be noted that the applicant's Design and Access Statement advises that in the

long-term it is proposed to create a link at first floor level into the adjoining gymnasium and main school building.

### 3.3 Relevant Planning History

4514/AA/90/0036 Vyners School Warren Road Ickenham

Retention of mobile classroom. Renewal of planning permission ref. 4514W/86/599 dated 19/06/86

**Decision:** 23-02-1990 ALT

4514/AC/92/0720 Vyners School Warren Road Ickenham

Erection of a replacement portable building for two classrooms (retrospective application)

**Decision:** 07-08-1992 ALT

4514/AD/93/0383 Vyners School Warren Road Ickenham

Retention of a mobile classroom

**Decision:** 07-05-1993 Approved

4514/ADV/2006/63 Common Plantation Field Adj. To Vyners School Warren Road Ickenham

INSTALLATION OF A TEMPORARY LETTERING  
STYLE SIGN FOR A PERIOD OF TWO WEEKS  
FROM 21ST AUGUST 2006

**Decision:** 04-09-2006 Withdrawn

4514/AF/93/1213 Vyners School Warren Road Ickenham

Renewal of planning permission ref. 4514Y/88/1175 dated 1.7.88; Retention of a mobile classroom

**Decision:** 05-10-1993 ALT

4514/AH/95/0135 Vyners School Warren Road Ickenham

Erection of a detached building for ancillary storage of ground maintenance equipment

**Decision:** 23-05-1995 Approved

4514/AJ/95/1225 Vyners School Warren Road Ickenham

Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 15-11-1995 Approved

4514/AK/96/0519            Vyners School Warren Road Ickenham  
Details of protective fencing and method statement of construction in compliance with conditions 3 and 6 of planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building with relocation of modular classroom building

**Decision:** 25-04-1996    Approved

4514/AL/96/0569            Vyners School Warren Road Ickenham  
Details of materials in compliance with condition 5 of planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 02-05-1996    Approved

4514/AM/96/0829            Vyners School Warren Road Ickenham  
Erection of two modular classrooms

**Decision:** 19-07-1996    ALT

4514/AN/96/1045            Vyners School Warren Road Ickenham  
Erection of a sports hall (outline application)

**Decision:** 30-10-1996    Approved

4514/AP/96/1679            Vyners School Warren Road Ickenham  
Details of increased car parking provision in compliance with condition 4 attached to planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 27-11-1996    Approved

4514/APP/2002/2410        Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL OFFICE/MEETING ROOM, CLASSROOM AND THE PROVISION OF A COVERED WALKWAY

**Decision:** 05-02-2003    Approved

4514/APP/2002/2411        Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY BUILDING FOR STORAGE FOR SPORTS HALL EQUIPMENT

**Decision:** 05-02-2003    Approved

4514/APP/2003/1815        Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY EXTENSION TO SPORTS HALL AND INSTALLATION



OF NEW RAMP

**Decision:** 26-09-2003 Approved

4514/APP/2003/911 Vyners School Warren Road Ickenham

ERECTION OF TWO STOREY EXTENSION TO EXISTING SCHOOL BUILDING TO PROVIDE TWO CLASSROOMS, STAFF OFFICES AND LOBBY (INVOLVING DEMOLITION OF EXISTING GARAGE)

**Decision:** 21-10-2003 Approved

4514/APP/2006/3577 Vyners School Warren Road Ickenham

ERECTION OF A SINGLE STOREY FRONT EXTENSION TO FORM NEW RECEPTION AREA.

**Decision:** 10-04-2007 Approved

4514/APP/2007/1666 Vyners School Warren Road Ickenham

DETAILS IN COMPLIANCE WITH CONDITIONS 3 (LANDSCAPE SCHEME), 5 (LANDSCAPE MAINTENANCE) AND 6 (DETAILS OF ACCESS TO BUILDING ENTRANCES) OF PLANNING PERMISSION REF.4514/APP/2006/ 3577 DATED 13/02/2007 FOR THE ERECTION OF A SINGLE STOREY FRONT EXTENSION TO FORM NEW RECEPTION AREA

**Decision:** 26-08-2009 Approved

4514/AR/98/0693 Vyners School Warren Road Ickenham

Erection of a sports hall

**Decision:** 24-06-1998 Approved

4514/AS/98/1492 Vyners School Warren Road Ickenham

Details of materials, colours and finishes in compliance with condition 2 of planning permission ref.4514AR/98/693 dated 24/06/98; Erection of a single storey sports hall

**Decision:** 21-09-1998 Approved

4514/AT/98/1895 Vyners School Warren Road Ickenham

Details of tree protection works in compliance with condition 4 of planning permission ref. 4514AR/98/693 dated 24/06/98; Erection of a sports hall

**Decision:** 19-10-1998 Approved

4514/AW/98/2271 Vyners School Warren Road Ickenham

Renewal of planning permission ref.4514AF/93/1213 dated 05/10/93; Retention of a mobile classroom

**Decision:** 20-01-1999 ALT

4514/AX/99/0816 Vyners School Warren Road Ickenham

Details of landscaping scheme in compliance with condition 5 of planning permission ref.4514AR/98/ 693 dated 24/06/98; Erection of a sports hall

**Decision:** 25-05-1999 Approved

4514/M/77/0393 Vyners School Warren Road Ickenham

Alterations and extension.

**Decision:** 01-06-1977 ADH

4514/N/79/1351 Vyners School Warren Road Ickenham

Re-siting of maintenance section messroom.

**Decision:** 15-10-1979 ADH

4514/Q/81/1491 Vyners School Warren Road Ickenham

Erection of a garage. Also BC pre-corres.

**Decision:** 28-10-1981 Approved

4514/R/81/1459 Vyners School Warren Road Ickenham

Retention of mobile classroom.

**Decision:** 19-11-1981 ADH

4514/S/82/1396 Vyners School Warren Road Ickenham

Erection of a mobile messroom.

**Decision:** 25-11-1982 ADH

4514/T/86/0530 Vyners School Warren Road Ickenham

Retention of a temporary mess room.

**Decision:** 22-05-1986 ALT

4514/W/86/0599 Vyners School Warren Road Ickenham

Erection of a classroom unit.

**Decision:** 19-06-1986 ALT

4514/X/86/2251                      Vyners School Warren Road Ickenham  
Retention of a mobile classroom.

**Decision:** 28-01-1987    ADG

4514/Y/88/1175                      Vyners School Warren Road Ickenham  
Erection of a temporary mobile classroom.

**Decision:** 01-07-1988    ADH

#### **Comment on Relevant Planning History**

The site has an extensive planning history as summarised above.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011)  
National Planning Policy Framework  
DCLG Policy statement on planning for schools development (15 August 2011)  
Hillingdon Supplementary planning Document: Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.1                      To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10                     To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30                     To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- OL1                        Green Belt - acceptable open land uses and restrictions on new development
- OL2                        Green Belt -landscaping improvements
- OL4                        Green Belt - replacement or extension of buildings
- OL5                        Development proposals adjacent to the Green Belt
- BE13                        New development must harmonise with the existing street scene.
- BE15                        Alterations and extensions to existing buildings
- BE19                        New development must improve or complement the character of the area.
- BE20                        Daylight and sunlight considerations.
- BE21                        Siting, bulk and proximity of new buildings/extensions.
- BE22                        Residential extensions/buildings of two or more storeys.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **15th June 2012**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 14 local owner/occupiers and the Ickenham Residents Association. Site notices were also posted. No responses have been received.

### **Internal Consultees**

ACCESS OFFICER

Should lift access not be practicable, alternative measures that would be readily available to a disabled sixth-form student and his or her peers should be presented.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational

purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

UDP policy OL4 states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

London Plan policy 7.16 and the NPPF confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances.

The proposal represents a relatively small infill extension in what is already a built up area of the school site, characterised by a range of one to three-storey buildings and hard play space. It would be seen in context with the existing school buildings and would have very limited impact on longer distance views from outside the school site. It is not considered that the proposal would have any significant impact on the visual amenities or the openness of the Green Belt in this location and, accordingly, the proposal is considered to comply with UDP policy OL4.

In view of the London Plan and NPPF policies which seek to prevent unacceptable development within the Green Belt, except in 'very special circumstances' it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

As stated above, the proposed extension is considered to have minimal visual impact on the Green Belt. Furthermore, it is acknowledged that there is a strong need for the proposed development in order to enhance the school's existing educational facilities. It would not be practical to site the proposed sixth form study area off site in a non-Green Belt location due to the operational requirements of the school and the need to locate the facility close to the existing sixth form centre.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited visual impact of the proposed development on views outside the school site, are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

#### **7.02 Density of the proposed development**

Not applicable to this type of development.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application as the site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special local Character within the vicinity.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

This issue has been partly addressed in Section 7.01 of the report.

The application site currently comprises various school buildings, which range in height from one to three-storeys, sports facilities, playgrounds, car parking, playing fields and ancillary development. The proposed extension would be located within an existing developed part of the site, located between the existing double height sport's hall and a two-storey gymnasium. Its design would be in keeping with that of the surrounding school buildings and its size, scale and height are not considered to be obtrusive in this location.

Whilst the entire school site is located within the Green Belt, the proposed extension would be located approximately 100m from the school's southern boundary and is screened by existing buildings on all other sides. As such, it is not considered that it would have any significant impact on the openness or the visual amenities of the wider Green Belt sufficient to justify refusal.

#### **7.07 Impact on the character & appearance of the area**

The proposed extension would be located relatively centrally within the school site, bounded by residential properties to the north and existing school buildings to the east

and west. The proposed extension would be in keeping with the character and appearance of the existing school buildings. The southern boundary is located approximately 100m away, beyond which is dense woodland. Accordingly, very limited views of the application site would be available from outside the school boundary. Thus, it is not considered that it would not have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

#### **7.08 Impact on neighbours**

The nearest residential properties are located over 50m away to the north. Given this distance it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupants.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of development.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The applicant has confirmed that the proposed extension is required to provide additional space for existing pupils and that it is not intended to increase the student capacity of the site. Accordingly, there will be no impact on the highway network or existing parking provision as a result of this application. No alterations are proposed to the existing car parking or access arrangements.

#### **7.11 Urban design, access and security**

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location and would be keeping with the character and appearance of the existing school site, which is characterised by various small and large scale buildings of various ages, heights and designs.

The submitted Design and Access Statement confirms that a pitched roof would be provided in order to maximise internal space. Although lower in height, this would match the roof pitch and would be in keeping with the character and appearance of the adjacent sport's hall. The building would be finished in materials to match that of the existing changing room block, which will form the footings for the first floor extension.

The proposed scheme would be in keeping with the character and appearance of existing buildings on the school site and is considered to be visually acceptable in this location.

Security

Given the location of the proposed extension, relatively centrally within the school site, and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

#### **7.12 Disabled access**

Stair access only would be provided to the proposed first floor and mezzanine level study areas. However, given the relatively minor nature of the proposed extension and its location, this is considered to be acceptable in this instance.

Notably, the proposed extension has been sited as sensitively as possible in order to minimise its impact on the Green Belt. If it was located elsewhere, it would be likely to have greater visual impact. Furthermore, if located elsewhere it could reduce the amount of hard play space and/or playing field space available, which would both affect the operational requirements of the school and be contrary to other planning policies which seek to maintain existing playing fields and sports facilities.

The location of the extension also best meets the operational requirements of the school,

especially given the location of existing sixth form facilities, etc. Notably, the school could accommodate any pupils and/or staff with disabilities through the management of its existing accommodation and sixth form facilities.

Given the above, it is not considered that it would be reasonable to insist on the provision of a lift in this instance and refusal could not be justified on these grounds. Notably, the applicant's Design and Access Statement confirms that in the long-term the school would like to provide a link between the proposed extension and the adjoining gymnasium at first floor level and to provide lift access.

**7.13 Provision of affordable & special needs housing**

Not applicable to this type of development.

**7.14 Trees, Landscaping and Ecology**

The proposed development would not have any impact on existing landscaping and tree planting around the school site. Given its location, and the limited views which would be available from outside the school site, it is not considered that the provision of additional landscaping would be necessary in this instance.

**7.15 Sustainable waste management**

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

**7.16 Renewable energy / Sustainability**

Given the minor nature of the scheme there is no requirement for the development to incorporate the use of renewable energy. However, the applicant has advised that a BREEAM rating equivalent to 'good' will be achieved through sustainable building methods and design.

**7.17 Flooding or Drainage Issues**

The site is not located within a flood plain and no issues regarding flooding have been identified. However, building control regulations on this matter would need to be complied with.

**7.18 Noise or Air Quality Issues**

It is not considered that the proposed extension will result in any increase in noise or pollution at this site.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not applicable to this type of development.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the



Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

The applicant has confirmed that the proposal would not result in an increase in pupil numbers at the school and, as such, there would be no increase in traffic to/from the school site or increased parking demand as a result of the scheme.

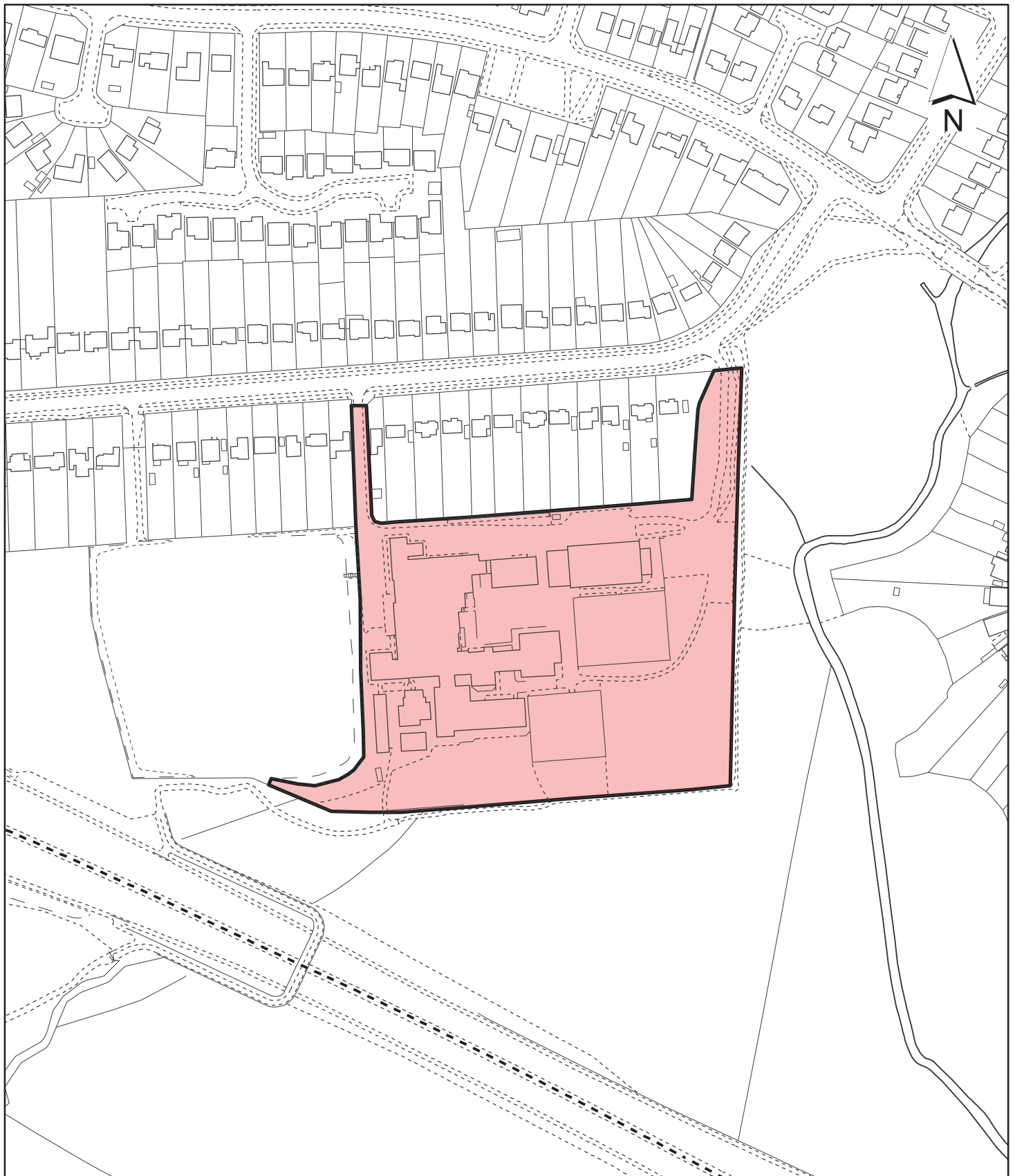
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011)  
National Planning Policy Framework  
DCLG Policy statement on planning for schools development (15 August 2011)  
Hillingdon Supplementary planning Document: Accessible Hillingdon

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**Notes**

 Site boundary

For identification purposes only.

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**LONDON BOROUGH  
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Telephone No.: Uxbridge 250111

Planning Application Ref:

**4514/APP/2012/949**

Scale

**1:2,500**

Planning Committee

**North**

Date

**June  
2012**



**HILLINGDON**  
LONDON