

APPLICATION REPORT - PA/343985/19

Planning Committee, 18 December, 2019

Registration Date: 01/10/2019
Ward: Chadderton Central

Application Reference: PA/343985/19
Type of Application: Full Planning Permission

Proposal: Retrospective planning application for the erection of a pergola
Location: Christ Church C Of E Primary School, Crawley Way, Chadderton, OL9 9ED
Case Officer: Osian Perks

Applicant Mrs Davies
Agent : Equilibrium Architects Ltd

This application has been called to Planning Committee by Councillor McLaren.

THE SITE

This application relates to an area in the north-west corner of the playing field at Christ Church Primary School, Chadderton.

The rear amenity spaces of properties fronting Arnside Avenue and Lindale Avenue abut the north and west boundaries of the school site. The eastern boundary abuts a footpath.

THE PROPOSAL

Retrospective planning permission is sought for the erection of a pergola within the north-east corner of the school playing fields. The structure is made of timber and has a flat roof. It has a paved floor.

The applicant has indicated that it would be used during morning and lunchtime play periods and for occasional teaching activities.

RELEVANT PLANNING HISTORY

None

RELEVANT PLANNING POLICY

The application site is unallocated in the Local Plan. The following policies are relevant:

Policy 2: Communities
Policy 9: Local Environment
Policy 20: Design

REPRESENTATIONS

The application has been publicised by site notice and letters to the occupiers of neighbouring properties.

Five objections have been received, which are supported by Councillor McLaren.

The grounds of objection are:

- Due to its proximity to the properties fronting Lindale Avenue, the use of the pergola would cause significant noise disturbance to the occupants of one of these properties;
- The structure will have an oppressive impact and overshadow the neighbouring residential properties;
- It could be used by young people outside of school hours for anti-social activities and result in vandalism of neighbouring properties;
- It would result in the loss of privacy to the neighbouring properties;
- The occupants of the neighbouring properties could cause disturbance to children using the pergola.

CONSULTATIONS

Environmental Health - No objections.

PLANNING CONSIDERATIONS

Main issues to consider are:

- Principle of Development
- Design
- Residential Amenity

Principle of Development

Policy 2 of the Oldham Local Plan stipulates that the council will support, in principle, the improvement and development of educational facilities. This application seeks permission for an enhancement to an existing school. Therefore this development is considered acceptable in principle.

Design

Policy 9 indicates that it is necessary to consider how a proposed development impacts on the visual appearance of the existing site. Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.

By virtue of its positioning and size, the building would not appear visually prominent in the street scene. Its timber construction and overall scale would mean that it does not have an adverse impact upon the character and appearance of its immediate setting.

Residential Amenity

The pergola is situated a minimum of 14 metres from the rear of the nearest residential property, has a maximum height of 3 metres, and is open-sided. Therefore by virtue of its size and the distance of separation between it and the properties to the rear, it is considered that the pergola will not result in a significant loss of light to or have an oppressive impact upon these properties.

Use of the pergola may concentrate pupils and associated noise heard by residents on Lindale Avenue. However, it should be noted that there is likely to be a significant amount of noise generated by pupils within the grounds of the school currently.

Further to this, the use of the pergola is likely to be intermittent, restricted to the hours within which the school operates and weather-permitting. As such, it is not considered that the noise disturbance resulting from the use would be so severe as to warrant the refusal of the application.

The school playing field is enclosed by high, welded mesh fencing. This security measure is

considered sufficient to prevent access to the pergola for use in anti-social activities.

CONCLUSION

Due to the nature, frequency and likely times of use, it is not considered that the pergola would have a significant impact upon the amenities enjoyed by neighbouring occupiers, or the area in general, and it therefore accords with the relevant national and local planning policies.

RECOMMENDATION:

Approve subject to condition:

1. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications received on 14/10/2019, which are referenced as ED-00052-01 Revision A; Proposed pergola Plans & Details Drawing No.04 Revision P1.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

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