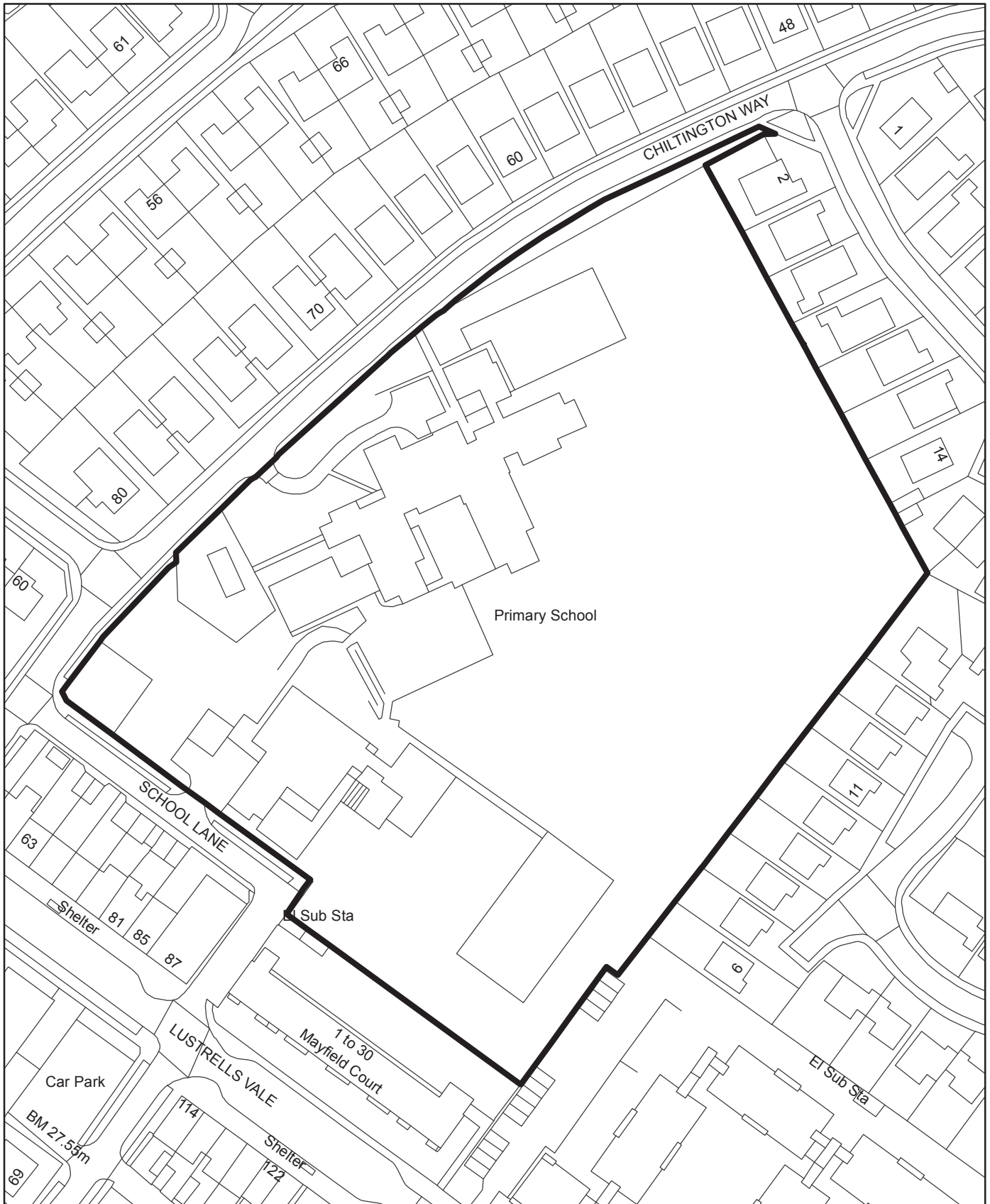


ITEM D

**Saltdean Primary School, Chiltington Way,
Saltdean, Brighton**

**BH2015/01175
Non material amendment**

22 APRIL 2015



<u>No:</u>	BH2015/01175	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Non Material Amendment		
<u>Address:</u>	Saltdean Primary School Chilmington Way Saltdean Brighton		
<u>Proposal:</u>	Non material amendment to BH2014/03933 to allow for revision to the main two storey classroom block and hall extension elevations including reduction to the extent of external Steni Board Cladding, increase to the matching face brickwork to match existing to main elevations and revised colour to external cladding.		
<u>Officer:</u>	Kathryn Boggiano, tel: 292138	<u>Valid Date:</u>	07 April 2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	05 May 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Brighton & Hove City Council, Property & Design, Kings House Grand Avenue, Hove, BN3 2LS		
<u>Applicant:</u>	Brighton & Hove Council, Ms Gillian Churchill, Head of Capital Strategy and Development Planning, Kings House, Grand Avenue Hove, BN3 2LS		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in sections 7 and 10 and resolves to **APPROVE** the proposed changes to application BH2014/03933 as non-material amendments under Section 96A of the Town and Country Planning Act 1990.

2 SITE LOCATION & DESCRIPTION

- 2.1 There are two main buildings on campus within close proximity of each other which were built in 1968 and 1972. The Upper School (Block 1) is located to the north and is accessed off Chilmington Way and the Lower School (Blocks 3, 4, 5 and 6) is located to the south at a lower land level and is accessed off School Lane. Due to the difference in levels the upper ground floor level of the Lower School is the similar height to the lower ground floor level of the Upper School. The majority of the buildings are single storey apart from Block 4 of the Lower School which is two storeys in height.
- 2.2 An extension to the north building was completed in 2004. There are a number of temporary buildings and a permanent caretakers building. There are three playgrounds, and adventure playground and a large field.
- 2.3 Work has commenced on the extensions which were granted planning permission has part of BH2014/03933.

3 RELEVANT HISTORY

BH2014/03933: Demolition of two existing single storey classroom blocks and erection of a new two storey teaching block with link corridor, new two storey classroom extension, hall extension, infill staff room extension and other associated works. Approved 12 March 2015.

BH2015/01141: Application for approval of details reserved by condition 10 of application BH2014/03933. Currently under consideration by the Council.

4 THE APPLICATION

4.1 A non-material amendment is proposed in order to alter the design of the elevations of the two storey main extension and the hall extension. The alterations would allow for the extent of cladding material present on the elevations to be reduced and for the area of brick to be increased.

5 PUBLICITY & CONSULTATIONS

5.1 None received.

6 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR4	Travel plans
TR7	Safe Development
TR8	Pedestrian routes
TR10	Traffic calming
TR11	Safe routes to school and school safety zones
TR12	Helping the independent movement of children
TR13	Pedestrian network
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU5	Surface water and foul sewage disposal infrastructure
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD15	Landscape design
QD17	Protection and integration of nature conservation features
QD20	Urban Open Space
QD27	Protection of Amenity

PLANNING COMMITTEE LIST- 22 APRIL 2015

HO19	New community facilities
SR20	Protection of public and private outdoor recreation space

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations

East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan

WMP 3d	Minimising and managing waste during construction, demolition and excavation.
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable Buildings
SO21	Strategic Objective 21 – Additional school places

7 CONSIDERATIONS & ASSESSMENT

- 7.1 The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.
- 7.2 The footprint and height of the proposed extensions would not alter and the number and positioning of openings would remain as approved.
- 7.3 The following amendments are proposed to the elevations:
- 7.4 Main two storey extension
North west facing elevation: As approved the whole of this elevation was to be treated in the cladding material. As proposed the majority of this elevation would be treated in brick with small areas of cladding above the windows at the first floor and surrounding the doors at the first floor which serve the link bridges. As approved the windows at the ground and first floor did not contain any horizontal dividing bars. As proposed two horizontal glazing bars would be incorporated into the window design which would match the framing bar arrangement of the doors.
- 7.5 South west facing elevation: As approved the majority of this elevation was also to be treated in the cladding material. As proposed the majority of the

area would be treated in brick with a smaller area of cladding incorporated around the first floor windows. The window arrangement would remain as approved.

- 7.6 North east facing elevation: As approved this elevation contained areas of cladding and brick treatment. As proposed the area of cladding would be reduced slightly. As proposed two horizontal glazing bars would be added to one of the windows. The two other windows would remain as approved with no glazing bars present.
- 7.7 Hall extension
South west facing elevation: As approved this elevation would have been treated in cladding materials. As proposed only the area above the central glazed doors with surrounding windows would be clad with brick proposed for the rest of the elevation. The window and door arrangement would remain as approved.
- 7.8 South east facing elevation: As approved this elevation contained areas of cladding and brick treatment. As proposed the areas of cladding on the southern corner would be reduced slightly and an additional area of cladding would be added above the doors. The window and door arrangement would remain as approved.
- 7.9 The staffroom extension and the two storey classroom extension would remain as approved.
- 7.10 The extensions, particularly the two storey main extension would have less of a contemporary character and would appear as a more traditional design due to replacement of large areas of cladding with brick and the addition of horizontal glazing frames to the windows.
- 7.11 The applicant wishes to reduce the areas of cladding as it has a significantly greater cost than the brick and therefore the large areas of cladding cannot be delivered within budget. However, cost is not a valid reason for granting a non-material amendment.
- 7.12 The non-material amendment can be approved if the proposed amendments are considered to be within the scope of the original planning permission. The footprint and height of the extensions and the number and positioning of openings are to remain as approved. The extensions are not highly visible from the surrounding area due to the land topography. The design of some of the elevations would be different as a result of the application of the proposed materials. However, this is considered to be non-material and therefore it is recommended that this application is approved.

8 CONCLUSION

- 8.1 It is recommended that the proposed alterations can be considered to be non-material amendments to the original planning permission and therefore approval is recommended.

9 EQUALITIES

9.1 None identified.

10 INFORMATIVES

10.1 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Hall and Staff Room Extension	050	A	31 March 2015
Main Extension Elevations	045	A	31 March 2015

2. The applicant is reminded that the conditions of permission BH2014/03933 are still relevant.

