

**1.0 Application Number:** 6/2019/0564

**Webpage:** <https://planningsearch.purbeck-dc.gov.uk/Planning/Display/6/2019/0564>

**Site address:** Winfrith Newburgh C of E Primary School, School Lane, Winfrith Newburgh, Dorchester, DT2 8JL

**Proposal:** Provision of single storey lean to extension to provide outdoor classroom

**Applicant name:** Lulworth & Winfrith C of E First School

**Case Officer:** Peter Walters

**Ward Member(s):** Councillor Laura Miller & Councillor Peter Wharf

This application is being presented to the committee as the Council is the applicant.

**2.0 Summary of recommendation:**

GRANT subject to conditions

**3.0 Reason for the recommendation:** as set out in paragraph 16 at the end of the report.

- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

**4,0 Key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	Acceptable - The site is situated within the settlement boundary of Winfrith Newburgh therefore development is considered to be acceptable
Scale, design, impact on character and appearance of the area and on the Dorset Area of Outstanding Natural Beauty (AONB)	Acceptable - The scale of the development is considered to be minimal and the design is subservient to the main building.
Impact on amenity	Acceptable - The small scale of the development will not have a detrimental impact on the amenity of the neighbouring property.

## 5.0 Description of Site

The site is a primary school which is situated on the north side of School Lane. The main school building is situated on the eastern part of the site with a playground and school garden to the west and north of the site. The site is surrounded by residential development on the west, south and east sides. The north is undeveloped and forms the edge of the settlement boundary of Winfrith.

## 6.0 Description of Development

The proposal is to erect a lean to extension on the western elevation of the school to provide an outdoor classroom.

## 7.0 Relevant Planning History

6/1994/0398 - Covered way to main entrance. – Approved

6/2012/0482 - Landscape work to area by front entrance to improve safety, extension to front entrance and courtyard area, overclad and re-roof existing hall.  
– Approved

## 8.0 List of Constraints

Within the settlement limit of Winfrith Newburgh

Within the Dorset Area of Outstanding Natural Beauty: (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

## 9.0 Consultations

All consultee responses can be viewed in full on the website.

### Consultees

- **Winfrith Newburgh Parish Council**  
No Objection (received 12/11/2019)

### Representations received

No representations received.

## 10.0 Relevant Policies

### Development Plan first

Local Plan

Policy LD: General Location of Development

Policy D: Design

Policy LHH: Landscape, Historic Environment and Heritage

NPPF – Paragraphs 54 & 55: Decision-making

Paragraphs 127 & 130: Achieving well-designed places

Paragraphs 170: Protecting and enhancing the Natural Environment

### **Other material considerations**

AONB Management Plan 2019 - 2024

Purbeck District Design guide supplementary planning document adopted January 2014

## **11.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## **12.0 Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The width of the path to the outdoor classroom is sufficient for wheelchair users.

### 13.0 Financial benefits

What	Amount / value
Material Considerations	
None	
Non Material Considerations	
None	N/A

### 14.0 Climate Implications

The site is located within the settlement boundary in a sustainable location. The building of a lightweight timber clad structure should not have significant adverse climate implications.

### 15.0 Planning Assessment

#### Principle of Development

The site is situated within the settlement boundary of Winfrith Newburgh. Policy LD of the Purbeck Local Plan Part 1 states that new development should be focussed within the settlement boundaries of towns and villages. Therefore, the principle of the development is considered to be acceptable.

#### Scale, design, impact on character and appearance of the area and on the Dorset AONB

The scale of the proposed development is minimal. The proposed extension measures approximately 12.2m in length, 3.5m in width (reducing to 2m at the most narrow point) and 2.7m in height to the top of the roof ridge. The structure would be built in an existing enclave in the western elevation of the school, and as such protrudes from the building line of the school by approximately 1.6m. Officers therefore consider the scale of the building to be minimal.

The building is not prominent from the street scene, with only part of the structure being visible from the road. The structure has a shallow pitched roof forming a lean to structure projecting from the building. The scale of the building is considered to be subservient to the main property.

In terms of materials, the structure will be timber framed, with the walls being constructed of structurally graded, tanalised timber. The upper part of the walls will provide either openings, or translucent polycarbonate windows. The roof will likewise be a translucent polycarbonate design, in order to allow light into the classroom.

The use of the materials, along with the scale of the building is considered to be a subservient approach to the design of the classroom. Officers therefore consider that the proposal is acceptable in terms of the impact on the character of the area.

The site is situated within the Dorset AONB. However, given the very modest scale of the proposal and the materials used the structure is not considered to be visually dominant in wider views of the area. It should be noted that the only views of the site are from the footpath to the north west of the site (it is noted that there is a footpath to the north east however officers do not consider that the proposal will be visible from this point). The views are seen against the backdrop of the existing village and therefore the structure will not be prominent. Similarly, given the backdrop of the village, the proposal is not considered to be likely to affect the dark skies quality of the AONB.

Taking the above factors into account, officers consider that the proposal will not have a detrimental impact upon the character and appearance of the area or the Dorset AONB.

### **Impact on amenity**

The only neighbouring property that could be impacted by the proposal is 2 Hillview, to the immediate west of the site. The proposed development is a single storey structure that does not rise above the roof ridge of the existing school building. While the structure is closer to the neighbouring property there is still a gap of at least 8m between the two. Officers therefore do not consider that the neighbouring property will suffer a loss of sunlight, nor will the proposed structure be overbearing.

Officers noted that there is screening in the form of a 1.8m high fence that appears to be in the ownership of the neighbouring property. This provides a good degree of screening and retains the privacy of the neighbouring property. The proposed development will allow for the screening to be retained, maintaining the level of privacy.

Taking this into account officers are satisfied that the proposal will not have a detrimental impact on the amenity of the neighbouring residents.

## **16.0 Conclusion**

The proposed development is not considered to have a detrimental impact on the character and appearance of the area, the wider views within the AONB, or the amenity of the neighbouring residents. Therefore the proposal is considered to be acceptable.

## **17.0 Recommendation**

**Grant, subject to the following conditions:**

1. The development must start within three years of the date of this permission.  
Reason: This is a mandatory condition imposed by Section 91 of the Town and Country Planning Act 1990 to encourage development to take place at an early stage.
2. The development permitted must be carried out in accordance with the following approved plans: A300 P1, A301 P1 & A303 P1  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission.
4. Statement of positive and proactive working: In accordance with paragraph 38 of the National Planning Policy Framework, the Council takes a positive and creative approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: pre-application advice was provided; the application was acceptable as submitted and no further assistance was required; the application was approved without delay.