
Report of the Head of Planning and Development

HEAVY WOOLLEN PLANNING SUB-COMMITTEE

Date: 14-Oct-2021

**Subject: Planning Application 2021/91659 Erection of second floor extension
Heckmondwike Grammar School, High Street, Heckmondwike, WF16 0AH**

APPLICANT

T Glennon

DATE VALID

06-May-2021

TARGET DATE

01-Jul-2021

EXTENSION EXPIRY DATE

16-Jul-2021

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Electoral wards affected: Heckmondwike

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report and issue the decision.

1.0 INTRODUCTION:

- 1.1 The application has been referred to the Heavy Woollen Sub-Committee due to the number of representations received. 49 representations have been received. These include two individual representations, one of which takes the form of a petition containing 48 signatures. This is in accordance with the Delegation Agreement set out in the Constitution.
- 1.2 A committee request was also received from Ward Councillor Steve Hall. The request is made on the grounds of the concerns of local residents regarding massing, loss of privacy and noise disturbance resulting from the use of the extension as well as during the building process.

2.0 SITE AND SURROUNDINGS:

- 2.1 Heckmondwike Grammar School occupies a substantial plot which is split into two elements, with the main buildings/classrooms sited to the west and a playing field with sport pitches and car parking to the east. The original elements of the school are of a traditional appearance, constructed from stone for the external walls with pitched roofs finished in slate. The eastern most elements of the building are of a more contemporary appearance, including areas of cladding and flat roof forms.
- 2.2 Heckmondwike Grammar School is located on High Street though access can also be taken from North Street to the west and Church Street to the south. Vehicle access to the staff and visitor parking which is located to the south of the sports pitches is taken from Grove Road.
- 2.3 The surrounding area is predominately residential in nature however there are a number of commercial properties which are located primarily to the north and western aspects of the site.

3.0 PROPOSAL:

- 3.1 The application seeks planning permission for the erection of a second floor extension. The extension would be located above an existing two storey element which forms part of the eastern most aspect of the school building and was approved under planning application reference 2014/90414.
- 3.2 The extension would have a width of 20m and a maximum of length of 21m, when including the external staircase, to match the dimensions of the two storey extension below. The extension would have a height of 10.5m. The external stairs to the west of the extension would be extended up to the new second floor level.
- 3.3 The extension would be constructed from aluminium cladding and would be designed with a flat roof form finished in a flat single ply membrane to match the materials of the existing extension.
- 3.4 The extension would provide new teaching space which would replace the temporary classrooms which are located within the middle courtyard.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 2014/90414 – Erection of two storey extension. Granted. (S106 Agreement).
- 4.2 There are a number of previous applications on this site relating to extensions and external alterations. The above application, which relates to the two storey extension on which the proposed second floor extension would be located, is considered to be relevant to the current application.

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 No negotiations have been held during the course of the application and no revisions have been made or requested to the scheme.
- 5.2 Confirmation was however sought from the applicant's agent regarding the use of the extension and whether the proposal would result in the number of students at the school being increased. It was confirmed by email received from the applicant's agent on 11.06.2021 that the number of students would not be increased as a result of the proposal. The extension would provide safer, permanent classrooms which would replace the existing temporary classrooms in the middle yard, subsequently freeing more external area for use.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).
- 6.2 The site is unallocated on the Kirklees Local Plan proposals map.

6.3 Kirklees Local Plan (2019):

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 21 – Highway safety and access
- LP 22 – Parking
- LP 24 – Design
- LP 49 – Educational and health care needs
- LP 50 – Sport and physical activity
- LP 51 – Protection and improvement of local air quality
- LP 52 – Protection and improvement of environmental quality
- LP 53 – Contaminated and unstable land

6.4 National Planning Guidance:

- Chapter 2** – Achieving sustainable development
- Chapter 8** – Promoting healthy and safe communities
- Chapter 12** – Achieving well-designed places
- Chapter 14** – Meeting the challenge of climate, flooding and coastal change
- Chapter 15** – Conserving and enhancing the natural environment

7.0 **PUBLIC/LOCAL RESPONSE:**

7.1 The application was advertised in accordance with the Kirklees Development Management Charter. Publicity expired on 16th June 2021.

7.2 As a result of the publicity period, 49 representations have been received. These include two representations, one of which takes the form of a petition containing 48 signatures. The grounds of the petition are as follows:

- Impact on quality of life
- More traffic congestion
- More anti-social behaviour
- More littering
- Impact on road safety
- More noise and disturbance

The second representation raised the following additional concerns:

- The existing 6th form building and extension affect vision, privacy and sunlight and have increased traffic congestion and parking.
- More children would attend following the new extension

8.0 **CONSULTATION RESPONSES:**

8.1 **Statutory:**

KC Highways Development Management (HDM): As part of the initial response, it was noted that insufficient information had been submitted regarding the use of the extension. Following confirmation from the applicant's agent that the new classrooms would replace the existing temporary classrooms with no increase in the number of students at the school, no objections have been raised.

8.2 **Non-Statutory:**

None

9.0 **MAIN ISSUES**

- Principle of development
- Visual amenity
- Residential amenity
- Highway issues
- Representations
- Other matters

10.0 **APPRAISAL**

Principle of development

- 10.1 Chapter 2 of the NPPF introduces the presumption in favour of sustainable development, which is the focus of Policy LP1 of the Kirklees Local Plan (KLP). The policy suggests that the Council will always work pro-actively with applicants jointly to find solutions, which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 10.2 Proposals which accord with policies in the KLP will be approved without delay unless material considerations indicate otherwise.
- 10.3 Policy LP24 is the overarching policy in relation to the design of all proposals, requiring them to respect the appearance and character of the existing development in the surrounding area as well as to protect the neighbouring occupiers, to promote highways safety and sustainability.
- 10.4 With further regard to highway safety, Policy LP21 of the KLP requires that all proposal ensure the safe and efficient flow of traffic within the development and on the surrounding highway network.
- 10.5 The proposal relates to a school building and as such Policies LP49 and LP50 of the KLP are considered to be relevant. LP49 relates to educational and health care needs where Policy LP50 relates to sport and physical activity and seeks to protect and enhance existing open space and outdoor and indoor sport facilities.
- 10.6 Subject to further assessment against the material planning considerations and policies, it is considered that the principle of development has been established given that the site is an existing grammar school located on unallocated land. The proposed extension would be located above an existing two storey aspect of the school to provide permanent classroom space for the existing students, resulting in the existing temporary classrooms no longer being required. The location of the extension at second floor level would mean that no open space or outdoor sports or leisure facilities would be lost or affected by the development.

Visual Amenity

- 10.7 The proposal is for the erection of a second floor extension which would be located above an existing two storey extension to the grammar school.
- 10.8 The extension, by virtue of its dimensions, design, materials of construction and fenestration would be in keeping with the existing extension on top of which it would be located. By introducing a second storey, the proposal would however increase the scale and prominence of this existing two storey element.
- 10.9 Heckmondwike Grammar School comprises a mixture of buildings, some of which are traditional in appearance, and others which are more contemporary. One of the most visually prominent elements of the building comprises a three storey flat roofed extension which is located within close proximity of the boundary with High Street. On the submitted drawings, the north elevation of the proposed elevations demonstrates that the height of the new extension would not exceed that of the existing three storey element. The new extension would also be set back within the site in relation to this existing extension. When considering these factors, along with the design of other aspects of the school, the proposed extension is considered to harmonise with the buildings immediately surrounding it and officers consider that the extension would not appear incongruous either within the school complex, street scene or wider area.
- 10.10 The grammar school has been extended significantly previously. Whilst the extension would introduce additional classrooms to the school, it has been confirmed during the course of the application that these would replace the existing temporary classrooms which are located within the middle courtyard, freeing more of the existing outdoor space. When taking this into consideration, along with the second floor nature of the proposal and the fact that student numbers would not be increased, officers consider that the proposal would not amount to an overdevelopment of the site in this instance.
- 10.11 In conclusion, it is considered that the proposed development would be acceptable in terms of its design and the impact on the visual amenity of the host building as well as the character of the immediate surroundings. On this basis, officers are satisfied that the proposal complies with Policy LP24 of the KLP as well as the aims of Chapter 12 of the NPPF.

Residential Amenity

- 10.12 The site is located within a predominantly residential area. This section will assess the relationship between the development and the neighbouring properties.
- 10.13 The closest residential properties to the proposed extension are located approximately 30m to the north east, to the south of High Street with the closest property being 60 High Street. The proposed extension would not project any closer to the property than the existing two storey aspect of the building. It would however introduce an additional storey, and would be located due south west. The extension, due to its positioning due south west, would not have a direct relationship with the side or rear elevation of the dwelling or its rear amenity space. When taking this into consideration, along with the distance

retained, it is considered that the extension would not have a significant overbearing impact. Due to the positioning of the extension, there may be some additional overshadowing impact. Though it is considered that the distance retained, along with its location due south west, would reduce this impact to an acceptable level. The indirect relationship between the extension and the dwelling is considered to prevent there from being any overlooking directly towards the property which would be detrimental to the amenity of occupiers.

- 10.14 The properties to the north of High Street are located approximately 50m away from the location of the proposed extension. Whilst a number of these properties appear to benefit from amenity space to the boundary of High Street, a distance of 40m would be retained between the boundaries of the properties. The residential properties to north of High Street, with the closest being no. 79A, are located slightly to the west and as such, would not hold a direct relationship with the proposed extension. The extension would not project any closer to the properties than the existing two storey extension. Whilst it would occupy an elevated position located due south, when considering the 40m distance retained, it is considered that any additional overbearing or overshadowing impact would not be significant enough to be detrimental to the amenity of the occupiers of the properties. The extension would serve classrooms, with the northern most element comprising an external staircase. The new classrooms would not be any closer to the properties than the existing classrooms at ground at first floor level. Whilst the extension would occupy an elevated position, it is considered that the distance retained, and indirect relationship would be sufficient to prevent any overlooking and loss of privacy which would be detrimental to the occupants.
- 10.15 Whilst the proposal would introduce additional classrooms to the school, these would replace existing temporary classrooms within the middle yard and would not result in an increase in the number of students. It is therefore considered that the proposal would not result in a significant increase in noise over and above the existing relationship which would be detrimental to the amenity of the occupiers of the neighbouring residential properties.
- 10.16 For the reasons set out above, the proposed development is considered acceptable with regards to the impact on the amenity of the surrounding residential properties. This is in accordance with Policies LP24 and LP52 of the KLP as well as the aims of Chapter 12 of the NPPF.

Highway issues

- 10.17 The proposal is for the erection of a second floor extension which would be located above an existing two storey extension to the school.
- 10.18 The Council's Highways Development Management officer has reviewed the submitted plans and information. Due to the location of the extension at second floor level, it is noted that the existing access and parking arrangements would not be affected by the development.
- 10.19 The Highways DM officer however drew on the lack of information submitted regarding the use of the classrooms. It has been confirmed by the applicant's agent that the classrooms would replace the existing temporary classrooms within the middle yard. As such, there would be no increase in the number of students at the school. On this basis, the proposal would not result in additional traffic traveling to or from the school, nor would it require additional parking to be provided.

10.20 For the reasons set out above, the Highways DM officer has raised no objections to the development and the proposal is considered acceptable from a highway safety perspective. This is in accordance with Policies LP21 and LP22 of the KLP.

Representations

Residential Amenity Concerns

- Impact on quality of life
- More noise and disturbance

Officer comments: The impact of the proposed development on the residential amenity of the neighbouring properties has been addressed from section 10.12 of this report. The impact on residential amenity is considered to be acceptable.

Highway Safety Concerns

- More traffic congestion
- Impact on road safety

Officer comments: The impact of the proposed development on highway safety has been addressed from section 10.17 of this report. Additional clarification has been sought from the applicant's agent during the course of the application and following confirmation that the number of students at the school would not be increased by the proposed development, the impact on highway safety is considered to be acceptable.

Other Matters

- More anti-social behaviour
- More littering
- The existing 6th form building and extension affect vision, privacy and sunlight and have increased traffic congestion and parking.
- More children would attend following the new extension

Officer comments: The proposal is for an extension to an existing school building which would not result in an increase in the number of students at the school. This has been confirmed by the applicant's agent during consideration of the application. It is therefore considered that the proposal would not result in an increase in anti-social behaviour or littering at the site. The comments regarding the existing building and extension at the site are noted.

Cllr Hall's comments regarding concerns raised by members of the public relating to:

- Loss of privacy
- Massing
- Noise and disturbance resulting from its use and the building process

Officer comments: The impact of the proposed development on both visual and residential amenity have been addressed from section 10.7 of this report. Whilst concern relating to disruption as a result of the building of the extension

is a material consideration relating to residential amenity, there is an expectation that there will be such an effect as part of the activities associated with construction and such affects would be transient. It is therefore considered that this would not be sufficient reason to warrant refusal of the application.

Other Matters

Coal Mining Legacy

- 10.21 The site is identified as being located with a high coal mining risk area and, as such, consideration must be given to the impact of the proposed development on past coal mining activity.
- 10.22 The proposal is for the erection of a second floor extension which would be located above an existing two storey aspect of the school. No other ground works would be carried out as part of the development. For these reasons, the proposal, by virtue of its nature, falls under The Coal Authority exemptions list and as such, the submission of a Coal Mining Risk Assessment is not required. The Coal Authority have therefore not been formally consulted and the proposal is considered to comply with Policy LP53 of the KLP.

Climate Change

- 10.23 The application is for an extension to an existing school building, and it has been confirmed that the proposal would not result in an increase in the number of students at the school from existing. As such, it is considered that the proposed development would not have a negative impact in the context of the climate change emergency. For this reason, the proposed development is considered to comply with Policy LP51 of the Kirklees Local Plan as well as the aims of Chapter 14 of the NPPF.

11.0 CONCLUSION

- 11.1 To conclude, it is considered that the proposal would have an acceptable impact with regards to visual amenity, residential amenity and highway safety as discussed in the above report.
- 11.2 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.
- 11.3 The application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)

1. Standard timeframe for implementation of development (3 years).
2. Development in accordance with the submitted plans.
3. Materials to match the existing extension.

Background Papers:

Application details can be viewed using the link below:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f91659>

Certificate A was submitted as part of this application, signed and dated 09.04.2021.