

## PLANNING APPLICATION: 09/02219/APP

*In the event that a recommendation on this planning application is overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications*

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### **The Proposal**

- Moray Council as Education Authority is the applicant.
- Proposed extension to Lossiemouth High School to provide new "locality team base", (i.e. a teaching room for isolating disruptive children from the classroom).

### **The Site**

- Lossiemouth High School Coularbank Road Lossiemouth Moray

### **Policy / Objections-Representations / Consultations - See Appendix**

### **History**

None.

### **Advertisement**

None.

### **Observations**

### **Policy Implications IMP1**

It is considered that the main issues for consideration are whether the proposed extension will raise any negative amenity impacts for the adjoining residential properties, whether the proposal is of acceptable design and whether the proposal represents an over development of the site.

The application proposes the erection of a locality team base room, as an extension to the south-west side of the existing school building providing additional teaching and office accommodation. It is totally contained within the school complex.

The extension will measure 84 sq.m. and will be finished with a flat roof, Skye marble roughcast and facing brick all to match the finishes of the existing school building.

## **Conclusion**

The small extension will have no detrimental impact on the visual appearance of the building and any impact on the character of the surrounding area is minimised by its blending in with the existing buildings, and the distance away from the nearest residential properties in Boyd Anderson Drive. There are no over development issues, and no requirements for additional parking.

## **Recommendation**

Recommended for approval as submitted.

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***DONALD LUNAN***  
***PLANNING & DEVELOPMENT MANAGER***

## **APPENDIX**

### **POLICY**

#### **Moray Structure Plan 2007 and/or Moray Local Plan 2008**

##### **IMP1: Development Requirements**

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It must meet the following criteria:

- a. the scale, density and character must be appropriate to the surrounding area,
- b. the development must be integrated into the surrounding landscape,
- c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development,
- d. adequate water, drainage and power provision must be made,
- e. sustainable urban drainage systems should be used where appropriate, in all new developments
- f. there must be adequate availability of social, educational, healthcare and community facilities,
- g. the development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria,
- h. provision for the long term maintenance of public landscape and amenity areas must be made,
- i. conservation of natural and built environment resources must be demonstrated,
- j. appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion,
- k. pollution, including ground water must be avoided,
- l. appropriate provision to deal with contamination issues must be made, and
- m. the development must not sterilise significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting.
- n. where appropriate, arrangements for waste management should be provided.

### **OBJECTIONS-REPRESENTATIONS**

None.

**CONSULTATIONS**

**Environmental Health Manager, Development Services - No objection.**

**Contaminated Land, Development Services - No objection.**