

PLANNING APPLICATION: 09/02323/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

The Proposal

- The applicant seeks full planning permission for the construction of an extension to Keith Grammar School with a building footprint of 57.75 square metres, a maximum height of 3.25 metres and a finish in wet dash render with a flat roof. The extension will comprise a multi-work space, an office and a time out room.

The Site

- Keith Grammar School comprises a complex of buildings generally double storey in height, with a mixture of materials being used in their construction and finish. The extension is proposed to be erected in an area of hard surface located within an existing courtyard towards the centre of the complex
- The surrounding area of the school is primarily residential, though there are playing fields located to the east, and Keith Primary School to the south. The extension is, however, located a long way from these communal boundaries.

Policy / Objections-Representations / Consultations - See Appendix

History

None relevant.

Advertisement

The application was advertised under the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008 under the Neighbour Notification procedures and as the Council owns the land. No written representations were received.

Observations

Policy Implications (Policy IMP1)

The main issues for consideration are whether the proposal will raise any negative amenity impacts for surrounding properties or the area as a whole; whether the proposed extension is of a suitable finish and design; and whether there will be any other requirements as a result of the development e.g. additional car parking.

For the following reasons it is considered that there will be no negative amenity impacts raised as a result of the development:

The proposed extension is of suitable appearance given there is no uniform style of finish or design.

There are no additional requirements for car parking as a result of the development.

The extension is 55m away from the closest residential boundary.

Conclusion

The proposal is a minor extension to an existing secondary school located within the heart of the complex. The proposed extension will have no impact on adjoining properties or the overall appearance of the school and will need no additional parking.

Recommendation

In light of the above as it is considered that the proposal conforms with relevant policies, there are no objections from statutory consultees and no written objections were received. It is considered that planning permission may be granted for the development as proposed.

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A handwritten signature in black ink, reading "Donald J. Lunan". The signature is written in a cursive style with a large initial 'D'.

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

No written objections or letters of representation were received.

CONSULTATIONS

Environmental Health Manager, Development Services - No objections.

Contaminated Land, Development Services - No response received.

Transportation Manager, Direct Services - No objections.