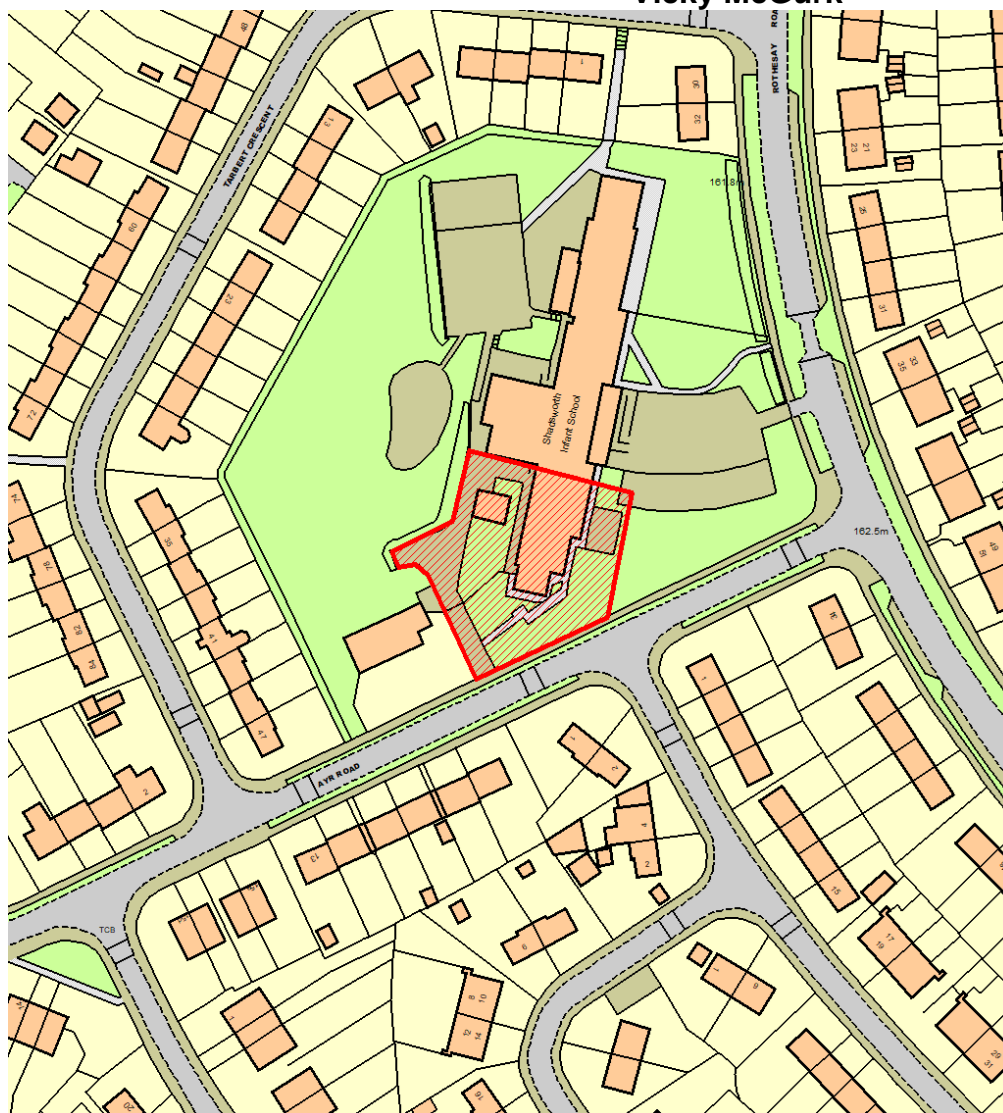


**Proposed development: Full Planning Application (Regulation 3) for Erection of classrooms extension, to provide a sensory room, pupil and staff washrooms and community room. The works will also include some internal remodelling and replacement of existing fence with 2.4m high anti-climb mesh fence**

**Site address:  
Shadsworth Infant School  
Rothesay Road  
Blackburn  
BB1 2EL**

**Applicant: Blackburn with Darwen Borough Council**

**Ward: Blackburn South East    Councillors: Jim Shorrocks  
Andy Kay  
Vicky McGurk**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.01 Approve, subject to the planning conditions listed in paragraph 4.1 of this report.

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

- 2.01 The application is presented to Planning & Highways Committee as the School is owned by the Council and the application has been submitted by the Council's Property Team.
- 2.02 The proposed replacement of the school's boundary fence is considered to not cause demonstrable harm to visual amenity due to its see-through nature still enabling views of the school and its grounds.
- 2.03 Whilst some harm has been identified concerning the proximity of the extensions to the sites boundary with Ayr Road, great weight has to be given to Paragraph 94 of the National Planning Policy Framework, which advises that great weight should be given to the need to create, expand or alter schools. On this basis, whilst some harm will occur along the Ayr Road elevation, subject to the walling and roofing materials of the extension matching the existing building, and a replacement tree being planted, as recommended in paragraph 4.0.1 of this report, Officers recommend that planning permission be granted for the proposals.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

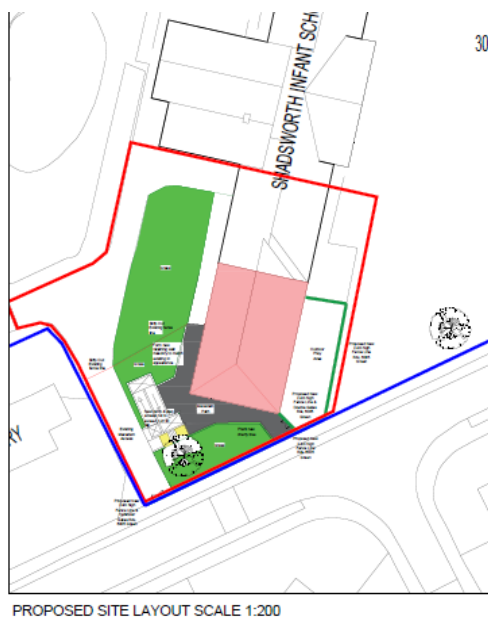
- 3.1.1 The application relates to Shadsworth Infants School located off Rothesay Road and surrounded by Ayr Road and Tarbutt Crescent in a densely built residential area.
- 3.1.2 The school is a 'T' shape single storey red brick building under a slate hipped roof with white window fenestration all equally spaced apart, forming an attractive building in the street scene.
- 3.1.3 Green space surrounds the building forming the grounds of the school. Individual trees exist around the boundaries of the site. The site is allocated within the adopted Local Plan as an area of Green Infrastructure.
- 3.1.4 The school has had many extensions over the years, including an extension to the front of the school and both gable elevations. Please see the Section 5.0 of this report for the Planning History for the site for further information.



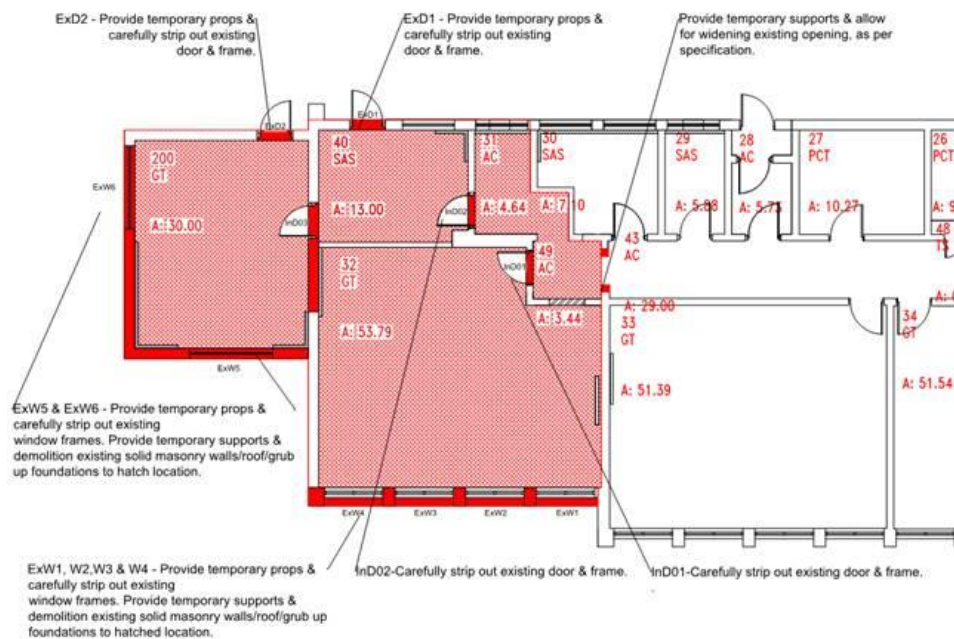
Extract from Google Maps

## 3.2 Proposed Development

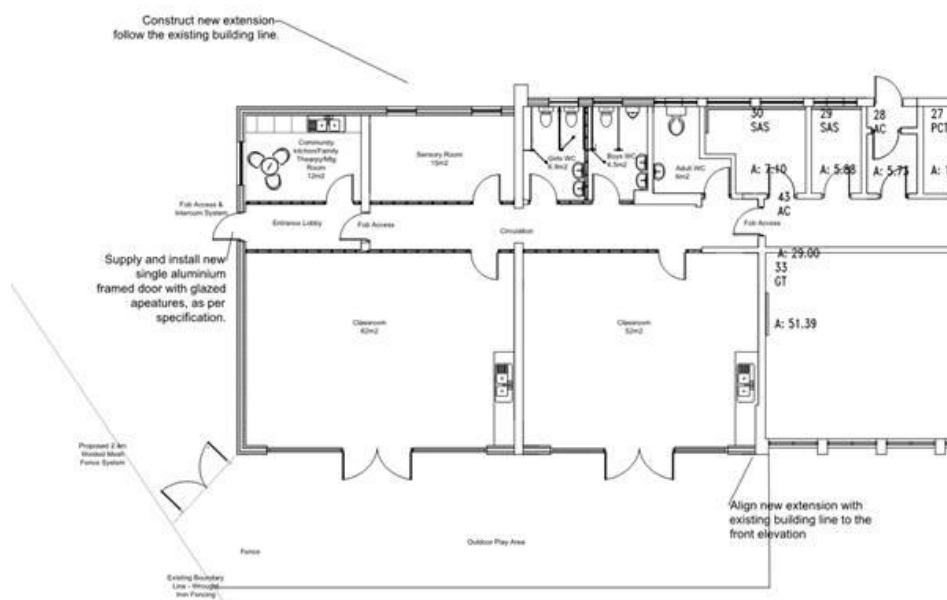
- 3.2.1 Permission is sought to demolish an existing classroom located on the south facing gable of the building, the end closest to Ayr Road and for the erection of extensions to provide a sensory room, pupil and staff washrooms and community room, involving some internal remodelling.



3.2.2 The areas to be demolished are shown in the image below:



3.2.3 The proposal seeks to follow the existing main building lines of the school and will project an additional 4.6 metres from the existing gable end, as below:



3.2.4 The projected corner of the front elevation is to be approximately 2955mm from the boundary fence line of the site with Ayr Road. The rear-projected corner would be approximately 13500mm from the existing boundary fence line, due to the splayed boundary line of the School following Ayr Road.

- 3.2.5 This application also seeks permission to replace the existing boundary fence with a 2.4m high anti-climb mesh fence.

### **3.3 Development Plan**

#### **3.3.1 Core Strategy**

Policy CS16: Form and Design of New Development

Policy CS19: Green Infrastructure

#### **3.3.2 Local Plan Part 2:**

Policy 1: Urban Boundary

Policy 8: Development and People

Policy 9: Development and the Environment

Policy 38: Green Infrastructure

### **3.4 Other Material Planning Considerations**

#### **3.4.1 National Planning Policy Framework (2019):**

### **3.5 Assessment**

- 3.5.1 The School is set in attractive landscaped grounds, which provides a sense of openness and greenery, in what is otherwise a built up residential area. When travelling along Ayr Road the School is set away from the highway.
- 3.5.2 The projected corner of the front elevation is to be approximately 2955mm from the boundary fence line of the site with Ayr Road. The rear-projected corner would be approximately 13500mm from the existing boundary fence line, due to the splayed boundary line of the School following Ayr Road.
- 3.5.3 Members should note that discussions have taken place between the case officer and officers from the Property Team to look at options repositioning the extension away from the boundary along Ayr Road. The Property Team confirmed they have looked at all options, and the proposed layout is the most efficient use of the land due to existing drainage and electricity runs existing along the rear of the building and financial constraints.
- 3.5.4 Notwithstanding the above and the concerns relating to visual amenity along the street scene, Paragraph 89 of the National Planning Policy Framework must be taken in to account. It advises that Local Planning Authorities should give '*great weight to the need to create, expand or alter schools*' when determining planning applications. In this respect, the proposals will provide additional facilities to the school that many local children attend and significant weight is given to this.
- 3.5.5 As a result of the proposed extension, a tree will need to be felled. The Council's Tree Officer has no objections to the proposals, subject to a replacement tree being planted in the school grounds. As the site is designated as an area of Green Infrastructure, and in the interests of

minimising the visual harm it is recommended that this should be secured through a suitably worded planning condition.

- 3.5.6 Turning to the proposed boundary fence, currently the school is bounded by railings that are approximately 1.3 metres high. The existing school fence allows clear views of the School and its landscaped grounds and individual trees. The landscaping surrounding the school provides an attractive visual break in an otherwise built up area.
- 3.5.7 The erection of a taller mesh fence will result in a sense of enclosure occurring when viewing the school from Rothesay Road and Ayr Road. However, it is important to note that Schedule 2, Part 2, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows Schools to erect fences up to 2.0 metres high where they do not cause an obstruction to highway safety. The proposed boundary fence seeks to be 400mm higher.
- 3.5.8 Officers note that the fence is being proposed on the grounds of safeguarding schoolchildren and due to the School experiencing trouble with trespassers and vandals. Officers note that other fences, such as being proposed, which have been erected around other visually attractive school grounds, do not cause demonstrable harm to visual amenity due to the proposed mesh fencing allowing views through sites. In addition, the Highway Authority has raised no objections to the proposals. On these grounds and in the interests of safeguarding the school and its users from crime and disorder, it is considered that this aspect of the proposal is acceptable.
- 3.5.9 To conclude, whilst some concerns were raised regarding the loss of green space between Ayr Road and the School, considering the NPPF advises that '*great weight*' should be given to enable schools to expand, it is recommended that the proposals be approved subject to the recommended conditions.

## **4.0 RECOMMENDATION**

### **4.0.1 APPROVE subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.

REASON: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this permission, the development hereby permitted shall be carried out in complete accordance with the following approved drawings:

S1005: Location Plan;  
SH004 Rev.A: Existing and Proposed Site Layout;  
SI002: Proposed Ground Floor Plan; and,  
SI003: Existing and Proposed Elevations.



REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. Notwithstanding the submitted details, the external walling and roofing materials to be used in the construction of the building hereby permitted shall match those used in the existing building.

REASON: To ensure that the external appearance of the development is satisfactory in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2.

4. During the first available planting season following the completion of the works hereby approved, a replacement tree (size and species to be agreed in writing by the local planning authority), shall be planted within the school site to the satisfaction of the local planning authority, and be thereafter retained.

REASON: To ensure the landscaping within the school grounds is retained in accordance with Policy 9 of the Blackburn with Darwen Borough Local Plan Part 2.

## 5.0 PLANNING HISTORY

Application Number	Description of Development	Decision	Date
10/12/1007	Extend existing tarmac car park	Approved	26/03/2013
10/09/0916	Extension to front of school including ramp and roller shutters to four windows. Roller shutters to nursery doors and windows, security bars to three windows.	Approved	21/12/2009
10/06/0916	Removal of mobile and bin store buildings and erection of modular building to be used as bin store and general storage	Approved	26/10/2006
10/03/0825	Erection of classroom extensions	Approved	19/12/2003
10/02/0686	Installation of powder coated galvanised steel roller shutters to rear of school (electronically operated)	Approved	27/11/2002
10/01/0584	Erection of new perimeter boundary fence	Withdrawn	
10/00/0897	Formation of footpath and extension to car park	Approved	05/03/2001
10/00/0639	Conversion of existing flat roof to a pitched roof of 15 degrees using lightweight aluminium frame with Tufftile profile steel sheet of slate	Approved	25/10/2000

	tile effect		
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## **6.0 CONSULTATIONS**

### *Neighbour Consultations*

- 6.0.1 8 of the neighbouring properties bordering the site have been formally notified by letter regarding the application. No representations have been received.

### *Statutory Consultees*

- 6.0.2 The Highway Authority has been consulted on the application and has raised no objections.
- 6.0.3 The Council's Tree Officer has raised no objections, subject to a replacement tree being planted, which will be secured by a suitably worded condition.

**7.0 CONTACT OFFICER: Claire Booth MRTPI, Senior Planning Officer**

**8.0 DATE PREPARED: 1<sup>st</sup> April 2021**