

KEY INFORMATION

Ward Coldsid

Proposal

Non-domestic - creation of 4 additional classrooms at existing school

Address

Kingspark School
5 Glenaffric Terrace
Dundee

Applicant

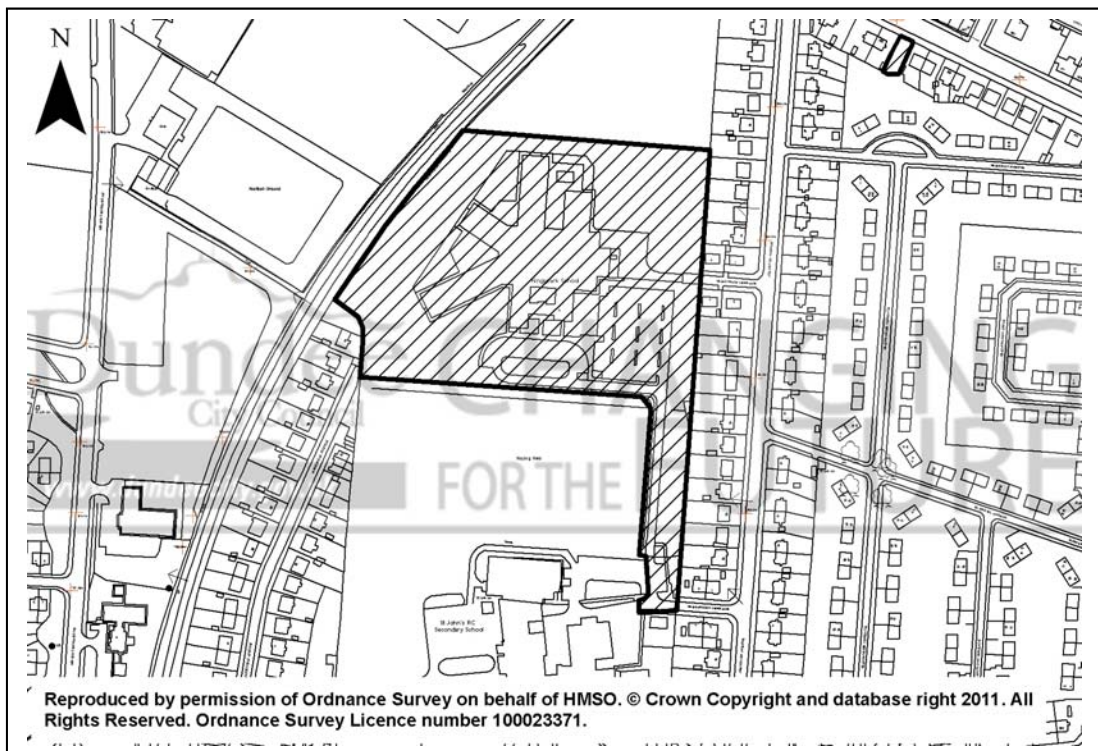
Director of Education
Dundee City Council
Dundee House
50 North Lindsay Street
Dundee
DD1 1LS

Agent

City Architectural Services
Officer
Floor 5 Dundee House

Registered 14 Dec 2011

Case Officer B Knox



Proposed Extension to Kingspark School

The non-domestic creation of 4 additional classrooms to the existing school is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The proposed development is acceptable and will not detract visually from the surrounding area or have significant impacts upon occupiers of neighbouring residential properties in the area. The application is therefore recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The application proposes the erection of an extension to provide four new classrooms to an existing school.
- The extension is to be provided with aluminium standing seam roof and a coloured render finish. The roof pitch shall be to match the existing main building.
- No objections have been received in relation to the application and it is considered that the application is in accordance with the Development Plan.
- The application is being referred to Committee as it has been submitted by the Council.
- The application is recommended for approval.

DESCRIPTION OF PROPOSAL

The application proposes the erection of an extension to provide four new classrooms to an existing school. This facility caters for a population of children and young people with complex and profound needs and for those with severe autistic spectrum disorder. The existing school building was constructed to cater for 125 pupils but currently provides for 146 children. The proposed extension of an additional four classrooms will increase the capacity to cater for 152 pupils.

The extension is to be provided with aluminium standing seam roof and a coloured render finish. The roof pitch shall be to match the existing main building.

SITE DESCRIPTION

The site of the proposed extension is located to the west of the existing school building. The site is bounded to the west by former railway land ('The Miley'), to the south by St. Johns RC Secondary School and sports pitches and to the east by the rear garden areas of the residential properties located on the west side of Johnston Avenue. To the north, the application site fronts onto an area of open space that is accessed directly from Clepington Road.

Construction access would be via Glentrium Terrace with all construction traffic using the access road around the north side of the building. This will ensure there is no conflict with the current pick up/drop off point at the south of the site and the existing main entrance will remain once the extension is complete.

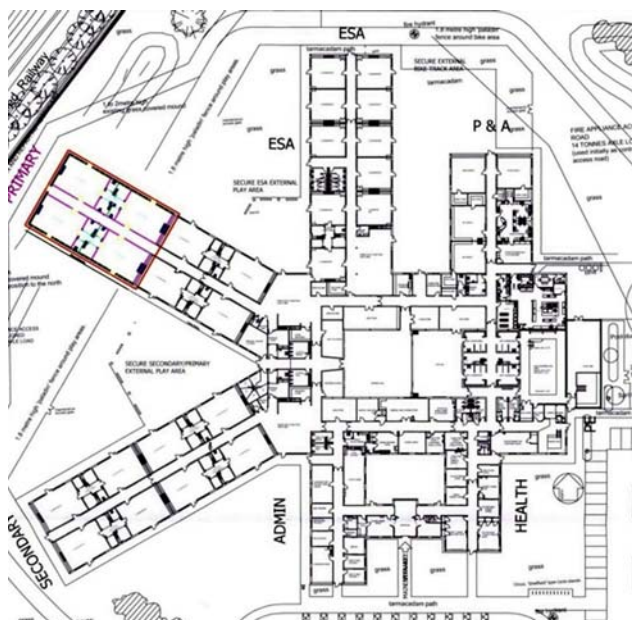
There are existing grassy mounds on site which form both visual and noise buffers between the school and nearby residential properties.

The surrounding area accommodates a variety of uses including residential to the east, open space, industrial and retail to the north, residential, retail and recreational to the west and education to the south.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

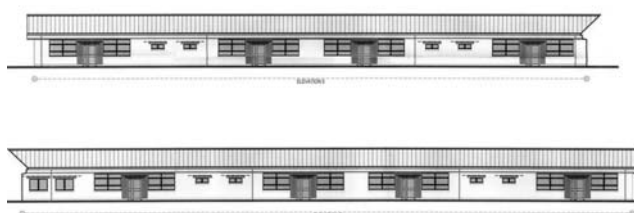
There are no policies relevant to the determination of this application.



Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the



Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 55: Urban Design - for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape

features and reflect and enhance historic street layouts, significant views and vistas. All development should respect the setting of listed buildings.

The City Council require the use of Design Statements for planning applications or listed building applications for new buildings or extensions to existing buildings on significant sites.

All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no policies relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

08/00484/FUL - Erect New School with Associated Play Areas and Vehicle Parking - Approved 14 October 2008.

The building was duly constructed and was occupied at the commencement of the 2010/2011 session on August 2010.

PUBLIC PARTICIPATION

The Statutory Neighbour Notification procedure was carried out and no objections were received.

CONSULTATIONS

No adverse comments have been received from any of the consultees in relation to the application.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance the development plan unless other material considerations indicate otherwise.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal under consideration involves the provision of an extension for the existing Kingspark School. This is to cater for a population of children and young people with, amongst other things, complex and profound needs.

The extension is to be single storey in height with a shallow pitched roof to match the main building. The existing building form comprises of a series of 'winged' elements that are grouped around the central core of the building that contains the larger volume areas such as the swimming pool, assembly and gym halls. The extension will form part of one of these wings in the north west of the site. It is to be finished in a limited palette of materials that includes smooth render walls and an aluminium standing seam roof which are to match the existing building.

Policy 1 (Vibrant and Sustainable Communities) - this policy promotes vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New developments should seek to minimise any affect on the environmental qualities currently enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

In terms of the design being put forward as part of the application, it is proposed that the additional classrooms will extend part of one of the winged areas and as such the external appearance including the roof pitch will be to match the existing building. The materials will also be to match the existing main building

which are comprised of a standing seam roof and a coloured render finish.

It is considered that the single storey form (with a shallow roof pitch) to match the main building is appropriate in this instance. The "winged" configuration of the design breaks-up the overall massing of the structure and allows the landscape to flow between the various building elements to further reduce the scale of the development. The extension of one of the winged elements will not have a



significant visual impact upon the overall site.

It is therefore considered that the design of the extension will be in keeping with the appearance of the existing school building on site and sit well within the location proposed on site.



The layout of the site was discussed at the time of the original submission for the building of a school on site (08/00484/FUL). It was explained that the "winged" elements of the building would be grouped around a central core containing the larger volume areas with the spaces grouped immediately around the central core are those that do not necessarily

require windows (stores, toilets etc). The layout and position of the proposed extension is in keeping with this approach and is therefore considered to be acceptable in this regard.

Once the application is built the existing access arrangements will remain in place. However, during the period of construction it is necessary for the most northerly access point from Glentrium Terrace to be used for construction traffic in order to ensure that the access for existing pupils on site does not conflict with construction vehicles. The main entrance will be used as normal after construction of the building.

The existing school provides for 146 pupils with this rising to 149 at the beginning of the new 2012 term. The optimum class sizes vary between 6-8 depending on the extent of individual pupil support but in some instances, due to shortage of space, there are class sizes of 13 which necessitates creative

timetabling in order that only half the class are in the room at one time. The extension will provide capacity for 152 pupils which is a small increase in the existing number of pupils attending the school. It is therefore considered that there will be no significant impact in terms of noise or smell as a result of the four additional class rooms.

Accordingly, it is considered that the application is in accordance with Policy 1 of the Dundee Local Plan Review 2005.

Policy 55 (Urban Design) - in terms of this policy, the Dundee Local Plan Review 2005 states, amongst other things, that for all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas.

As discussed above in relation to the design of the proposal, it is proposed that the additional classrooms will extend part of one of the existing winged areas. The "winged" configuration of the design breaks-up

the overall massing of the structure and allows the landscape to flow between the various building elements to further reduce the scale of the development. The extension of one of the winged elements will not have a significant visual impact upon the overall site.

The external appearance including the roof pitch will be to match the existing building. The materials will also be to match the existing main building which will be a standing seam roof and coloured render. It is considered that the single storey form (with a shallow roof pitch) to match the main building is appropriate in this instance

It is therefore considered that the design of the extension will be in keeping with the appearance of the existing school building on site and sit well within the location proposed on site.

The application is therefore in accordance with the requirements of Policy 55 of the Dundee Local Plan Review 2005.

It is concluded from the foregoing there are no material considerations such as to justify the refusal of planning permission contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions

Design

As discussed in relation to both Policies 1 and 55 of the Dundee Local Plan Review 2005, the design of the extension is considered to be of an appropriate style and design and it will use materials to match the main building. It will sit comfortably on site in the location proposes and it is considered to be an acceptable extension to the existing school building.

CONCLUSION

It is concluded from the foregoing that the application is acceptable and will not detract visually from the surrounding area or have significant impacts upon occupiers of neighbouring residential properties in the area.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 No Conditions attached to this consent.

Reasons

- 1 No Reasons attached to this consent.