

Temporary Classroom Accommodation at Rockwell

KEY INFORMATION

Ward Coldside

Address

Rockwell High School

Applicant

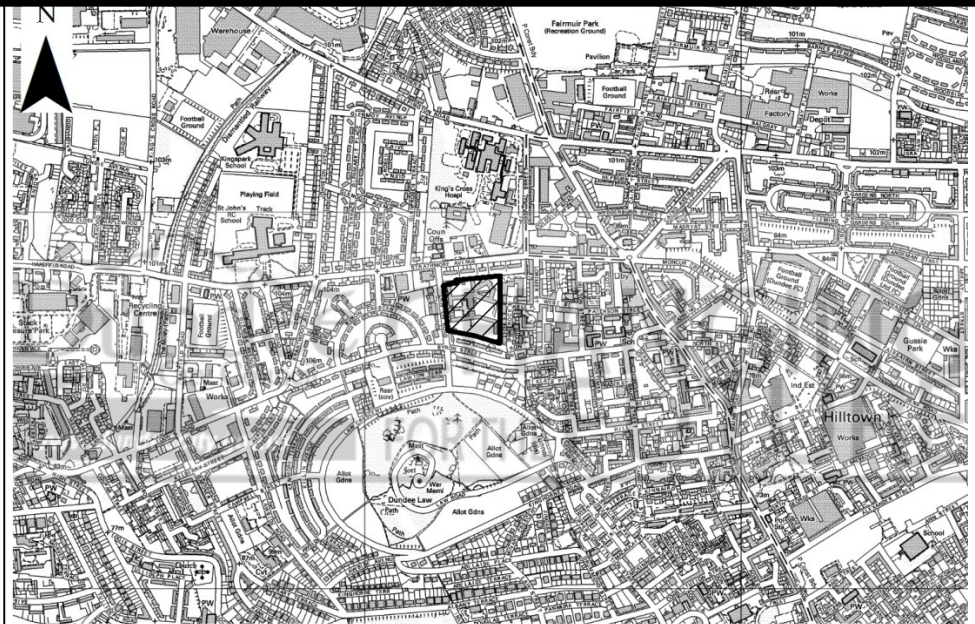
Director of Education
Floor 5 Dundee House
50 North Lindsay Street
Dundee DD1 1LS

Agent

City Architect
City Development
Floor 5 Dundee House
50 North Lindsay Street
Dundee DD1 1LS

Registered 30 April 2013

Case Officer P Frickleton



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2013. All Rights Reserved. Ordnance Survey Licence number 100023371.

SUMMARY OF REPORT

- The application seeks planning permission for the erection of modular class room units in the grounds of Rockwell High School to facilitate the decant of Harris Academy over a 3 year period while the new Harris Academy is being constructed.
- The proposal falls to be considered under Policies 1 (Vibrant and Sustainable Communities) and 55 (Urban Design) of the Dundee Local Plan Review 2005.
- Two letters of objection have been received from neighbouring residents concerned about noise; loss of light and shadowing due to height of proposed buildings; removal of original boundary fence; infringement on privacy and security of home and overlooking.
- The application is required to be referred to the Development Management Committee for determination as it has been submitted by the Council.
- More details can be found at: <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MM639KGC05Q00>.

RECOMMENDATION

The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, the application is recommended for APPROVAL subject to conditions.

1 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission for the siting of temporary modular class room units within the grounds of the former Rockwell High School. The building and the proposed modular buildings are being used to facilitate the decant of Harris Academy over a 3 year period while the new Harris Academy is being constructed.

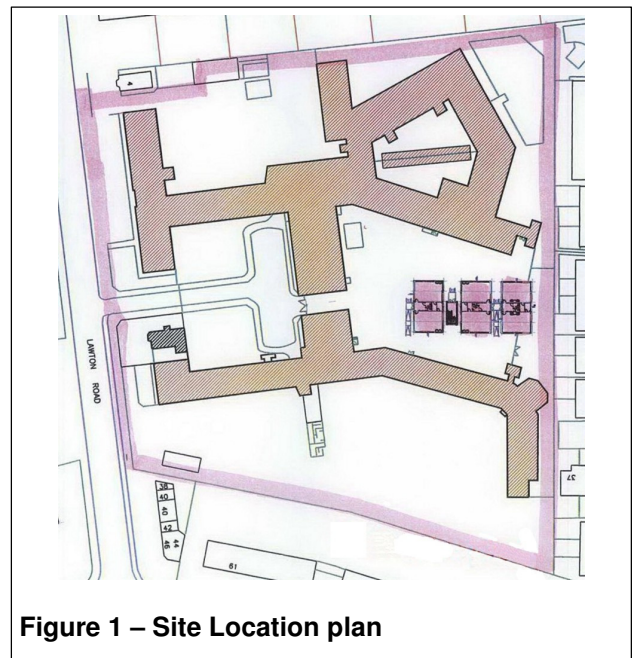


Figure 1 – Site Location plan

1.2 It is proposed to erect a total of 7 modular units, 6 of the units will be stacked two high and the seventh unit closest to the eastern boundary will be single storey. The standard unit measures approximately 16.51 metres by 38.482 metres with the smaller stair lobby measuring approximately 7.43 metres by 3.574 metres. The units range in overall height from approximately 3.5 metres to 7 metres. The buildings will have a flat roof and will be finished in plastic coated steel composite panels. A 1.8 metre high fence is proposed to be erected along the eastern boundary of the site on top of the existing 1.2m wall to alleviate any potential issues of overlooking of the properties at Rockwell Place.

1.3 In accordance with the Council's Scheme of Delegation this application is being reported to the Development Management Committee as it has been submitted by the Council.



Figure 2 – Proposed Classroom Elevations

2 SITE DESCRIPTION

2.1 The former Rockwell High School is a two storey brick built building situated on the eastern side of Lawton Road to the south of the properties on Strathmore Avenue and north of Byron Street. The former school is split into two buildings with the access road and playgrounds intersecting the site. The buildings are Category B listed.

- 2.2 The units are to be located within the playgrounds of the High School between the northern and southern buildings on site. The gable of the units will run parallel with the residential properties at Rockwell Place to the east (see figure 3).

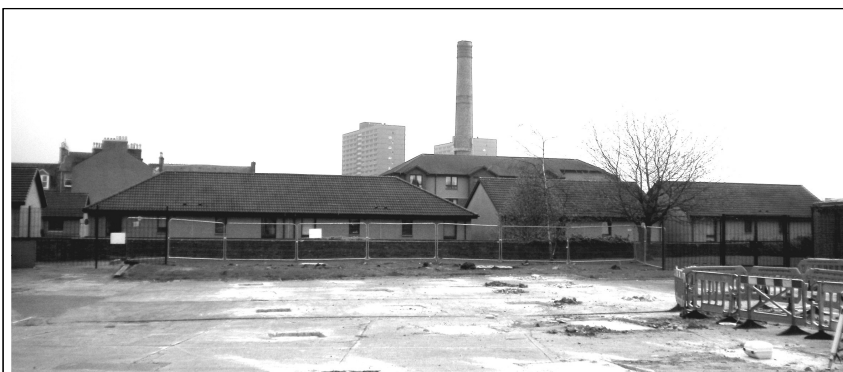


Figure 3 – Eastern Boundary

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 1: Vibrant and Sustainable Communities

Policy 55: Urban Design

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 7: High Quality Design

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 There is no planning history of relevance to the outcome of this planning application.

5 PUBLIC PARTICIPATION

- 5.1 The Statutory Neighbour Notification was carried out and as a result 2 valid letters of objection have been received from neighbouring residents on the grounds of noise; loss of light and shadowing due to height of proposed buildings; removal of original boundary fence; infringement on privacy and security of home and overlooking.
- 5.2 Members will already have access to the letters of objection and the issues raised are considered in the Observations section below.

6 CONSULTATIONS

- 6.1 No adverse comments have been received from statutory consultees.

7 DETERMINING ISSUES

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

THE DEVELOPMENT PLAN

- 7.2 The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.
- 7.3 **Policy 1 Vibrant and Sustainable Communities:** it is the aim of Policy 1 to support development in residential areas that does not adversely affect the environmental quality of neighbouring properties by virtue of design, layout, parking and traffic movement issues, noise or smell.
- 7.4 The proposed modular units are of a scale, design and massing that respect the amenity of the neighbouring properties as well as the appearance of the existing school building. The proposed units are to be positioned to the rear of the site so as not to be visible from Lawton Road or the surrounding area. The position of the units and the erection of additional boundary fencing shall alleviate any concerns with overshadowing or overlooking with the fencing acting as an acoustic barrier should any noise instances occur.
- 7.5 With regard to the generation of parking and traffic movement issues, the proposal does not involve the provision of any additional curtilage parking facilities. However, there is ample curtilage parking available on site to accommodate increased capacity of the building. The proximity of the school to the main bus routes also alleviates any concerns that such an increase would have an impact on existing levels of road and pedestrian safety in the area surrounding the school. To ensure that any additional vehicle movements arising from the proposed development do not adversely impact on road and pedestrian safety a condition requiring the need for an updated school transport plan will be incorporated into the grant of planning permission should the Committee be minded to approve this application. The purpose of this condition will be to encourage alternative travel options to reduce the number of vehicle trips to and from the school and to minimise traffic congestion.
- 7.6 The proposed development will not generate instances of smell nuisance.
- 7.7 **The proposal satisfies the terms of Policy 1.**
- 7.8 **Policy 55 Urban Design:** this policy is supportive of proposals that have a high quality design, respects historic street layouts, creates points of interest and respects the setting of listed buildings.
- 7.9 The scale, design and massing of the modular units are respectful to the character and appearance of the Category B listed building and are positioned so as not to be visible from the surrounding area. The proposed works are therefore considered to be acceptable as they will have a neutral impact on the listed building. It is therefore considered that **the proposal satisfies Policy 55.**
- 7.10 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**
- 7.11 **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997** - Section 59 of the Act requires that, in considering whether to grant planning permission for development

which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting.

- 7.12 This matter has been considered in the assessment of the proposed development under Policy 55 of the Dundee Local Plan Review 2005 and it was concluded that the proposal would not detract from the setting of the listed building. Consequently it is concluded that by approving the application the Council would be discharging its statutory duties in an appropriate manner.

OTHER MATERIAL CONSIDERATIONS

The other material considerations to be taken into account are as follows:

A - PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

- 7.13 Policy 7 (High Quality Design) of the Proposed Dundee Local Development Plan is broadly similar to Policy 55 of the Dundee Local Plan Review 2005 that has been assessed above. As such, it is considered that the requirements of Policy 7 of the Proposed Dundee Local Development Plan are also satisfied.

B - VIEWS OF OBJECTORS

- 7.14 Neighbouring residents at Rockwell Place have raised concerns on the grounds of noise; loss of light and shadowing due to height of proposed buildings; removal of original boundary fence; infringement on privacy and security of home and overlooking.
- 7.15 A 1.8 metre high fence is to be erected along the eastern boundary of the site on top of the existing 1.2m high wall to replace the existing fence that has been removed. The replacement fencing will alleviate any issues of privacy and overlooking onto the properties at Rockwell Place and help reduce any potential noise impacts. The design and siting of the modular units are not considered to have a detrimental affect on the sunlight/daylight of adjoining properties.
- 7.16 The views of the objectors are not supported.

C - TEMPORARY NATURE OF BUILDINGS

- 7.17 Temporary buildings of this nature will normally only be granted planning permission for a limited period to ensure that permanent facilities are provided and the amenity of the area is not affected by the deterioration of such structures over time. In this case, the modular units provide temporary classrooms for the school which will operate from the complex within which the units are located. They are not visible from the street and it is considered that in this particular case, a time limited permission of 4 years is appropriate.
- 7.18 **It is concluded from the foregoing that the material considerations support the approval of planning permission.**

8 CONCLUSION

- 8.1 The proposal complies with the Development Plan and there are no material considerations that would justify the refusal of planning permission. Therefore, it is recommended that planning permission be granted subject to conditions.

9 RECOMMENDATION

- 9.1 It is recommended that consent be GRANTED subject to the following condition(s):
- 1 The proposed use of the buildings hereby approved shall cease on 31 December 2017 and the temporary modular buildings hereby approved along with the temporary boundary enclosure along the eastern boundary shall be removed and the land restored to a standard that has been agreed in writing with the Planning Authority. Any restoration works shall be carried out within 3 months of the removal of the structures.
 - 2 Prior to the commencement of development on site, full details of the boundary enclosure along the eastern boundary shall be submitted to and approved in writing by the Planning Authority. The works shall thereafter be completed in accordance with the approved details
 - 3 The School Travel Plan for the relocation of Harris Academy shall take account of the additional classroom space hereby approved and be submitted in writing to the Council for written approval.

REASONS

- 1 Having regard to its design and construction and relationship to the listed building, planning permission would not normally be granted in respect of a temporary building in this location. The removal of the structure will require restoration works to ensure that the site does not permanently detract from the visual quality of the surrounding area.
- 2 In order to ensure that they are acceptable and will be sufficient to protect the privacy of the nearby residential occupiers.
- 3 To encourage alternative travel options to reduce the number of vehicle trips to the school and to raise awareness about travel issues such as air pollution and road safety.