

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 153112

Brockhampton Primary Academy, Bringsty, Worcester, WR6 5TD

**CASE OFFICER:** Hazel Nash  
**DATE OF SITE VISIT:** 17<sup>th</sup> November 2015

**Relevant Development**  
**Plan Policies:**  
 NPPF

Herefordshire Core Strategy  
 SS1  
 SS6  
 SD1  
 SC1  
 LD1  
 LD2

**Relevant Site History:** None

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	√	√			
Transportation	√	√			
Historic Buildings Officer					
Ecologist/Landscape Officer					
Environmental Health					
Environment Agency					
Forward Planning					
PROW					
Neighbour letter/ Site Notice	√	√			
Other					
Local Member	√				

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

Brockhampton Primary Academy lies in an elevated position adjacent to the unclassified road 65021, several hundreds of metres from the A44. The detached building is surrounded to the

north and east by woodland, owned by the National Trust. To the south of the site and across the road is open countryside looking toward Bromyard.

This application relates to the proposal to remove a temporary detached classroom unit situated to the north of the school building with an extension to the school to the rear elevation of the building on its western corner. The extension measures: 9.4m (L) x 6.1m (W) x 5.8m (H) with windows to the northwest and northeast elevations and a window and door to the southwest and southeast elevations. The extension will be accessed from the existing school building from the southwest elevation. The proposed extension will be finished in cast reconstituted stone to match the existing quoined with brickwork to match existing and reconstituted stone lintels and cills. The pitched roof will be covered in small plain tiles to match the existing. Fenestration will differ from the existing with colour coated metal frames and double glazing.

Representations:

Cllr Shaw – 05/01/2016 – no objection

Pre-application discussion:

None.

Constraints:

HRA Screening – Lugg

SWS Adj

Common land – adj

Historic P & G (unregistered)

Appraisal:

The proposal for an extension to Brockhampton Primary Academy, Bringsty is assessed against relevant national and local planning policy contained in the National Planning Policy Framework and the Herefordshire Core Strategy.

The proposed building which is attached to the existing school at its southwest elevation demonstrate good design, established under Policy SD1. It is considered to be of a scale, size and type which is sympathetic to its surroundings and reflects local distinctiveness in terms of the surrounding landscape and the building to which it will be attached, LD1, LD2. Furthermore, the proposal is unlikely to impact detrimentally on the residential amenity of existing or future occupiers. Indeed, the proposal will enhance existing educational infrastructure, improving facilities through the provision of a new educational environment. Policy SC1 of the Herefordshire Core Strategy provides that these types of proposals should be actively supported.

The proposal is sympathetically designed and is considered to be of benefit and enhancement to educational facilities at the school and adheres to sustainability policy contained in SS1. The proposal reflects the surroundings and will be a valuable additional facility to support education.

For the reasons outlined above, the proposal is considered to reflect relevant planning policy and is recommended for approval with conditions.

RECOMMENDATION:    PERMIT ☒    REFUSE ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**  
*(please note any variations to standard conditions)*

C01

C07 – Drawing Nos: 1554/P05; 1554-P04; 1554-P02

### Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Signed:

Dated: 06/01/2016

### TEAM LEADER'S COMMENTS:

DECISION:    PERMIT ☒    REFUSE ☐



Signed:

..... Dated: 7/1/16.....