

MINOR UPDATE

Application No:	DC/21/01358/FUL
Site:	Gateshead Jewish Primary School Alexandra Road Gateshead NE8 1NR
Proposal:	Erection of a three-storey annexe to the north of the site to include seven classrooms, staff facilities, management offices and an external rooftop play area. Erection of 8no temporary classrooms to the west of the site and the creation of a disabled parking bay to the south east of the site (Amended Plans received 17.02.22, 29.03.22 and 04.04.2022).
Ward:	Bridges
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update

Further Representations and minor wording change to condition 31

REPRESENTATIONS

As per section 3 of the main agenda report, a 14 day re-consultation has been carried out. Two objections have been received from a local resident and from the Gateshead Clubhouse located immediately north of the site. They raise the following concerns:

- The height of the building is too high
- Overlooking
- Adversely affecting his visual amenity
- Loss of natural light
- Overbearing
- Noise pollution from external roof top play area
- Impact on external amenity space used by the Clubhouse

As referred to in the residential amenity section of the main agenda report the proposed development would not lead to an unacceptable impact on the amenity of the nearby properties Worcester Green or the Gateshead Clubhouse" Day Centre for the reasons set out below.

In terms of residential amenity, the distance between the front elevation of the dwellings located on Worcester Green and the rear elevation of the proposed building is approximately 32m. The highest part of the proposed annexe is 11.5m metres and the height of lowest part is 5.5 metres, the same height as the dwellings on Worcester Green. Whilst it will change the outlook of the residents it is considered the building will not have a harmful impact due to the

significant separation distance of approximately 32m, and as such is not considered to be overbearing or give rise to any amenity concerns. Furthermore, a suitably worded condition (condition 14) has been imposed to obscurely glaze the windows on the north elevation of the proposed annexe. Therefore, it is not considered the proposed annexe would lead to an unacceptable impact upon the amenity of the properties on Worcester Green.

In terms of impact on the Gateshead Clubhouse Day Centre the main report acknowledges that the "Gateshead Clubhouse" Day Centre is nearer to the northern school boundary than the dwellings on Worcester Green. However, there are no windows on the southern elevation of the Day Centre that will face onto the proposed annexe.

Furthermore, the north elevation of the proposed annexe will be at two storey level and therefore is not considered to lead to an unacceptable loss of light.

The 'book ends' of the proposed annexe which increase the height of the annexe are to the east and west elevations and officers do not consider that this will have significant impact on the day centre. Officers have noted that there is an external area to the day centre, the objector refers to a 'wellness garden and BBQ area', following a site visit, officers did notice some outdoor seating, however on the whole this external area was a hard surface, that this is mostly used for parking.

Furthermore, given the design of the building, the impact upon the external area is lessened given that the building is set back at this point of the site, which was currently occupied by one of the temporary classrooms.

The roof top play area is not considered to give rise to an increased level of noise than that which already exists within the grounds of the school.

Therefore, it is considered that whilst the proposed annexe is in close proximity to the Day Centre there would not be any harmful impact upon the occupants or the operation of the Day Centre.

CONDITIONS

Condition 31 in the main agenda reads

"Prior to commencement of the annexe building hereby approved, a fully detailed drainage design shall be submitted to and approved in writing by the Local Planning Authority. The drainage design must be in accordance with local and national planning policy and follow supporting guidance and best practice. Specifically, infiltration testing in line with BRE Digest 365 is to be undertaken. Where discharge to ground is proven to not be feasible, discharge to a positive outfall is to be considered following the hierarchy of surface water disposal options. Runoff from all roof and paved areas proposed within the development red line boundary are to be included in the drainage design. Allowances for urban creep and climate change are to be applied. Discharge to an outfall is to be limited to greenfield runoff rates and

volumes. Runoff from all roof and paved areas is to receive an appropriate level of treatment using SuDS components with pollution mitigation demonstrated in accordance with the SuDS Manual (CIRIA C753) Simple Index Approach methodology. The drainage design shall include all details as necessary to demonstrate a compliant scheme (ie drainage plan, sections, SuDS components and flow control details, together with a design philosophy report containing a Drainage Maintenance Schedule and supporting hydraulic calculations).

Reason

To prevent increased flood risk in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.

Reason for Pre-Commencement Condition

The detailed drainage design and SUDs must be undertaken before the annexe building commences in order to ensure that a complaint scheme is identified and approved prior to commencement of the development.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.”

Condition 31 now reads

“Prior to commencement of the annexe building hereby approved, a fully detailed drainage design shall be submitted to and approved in writing by the Local Planning Authority. The drainage design must be in accordance with local and national planning policy and follow supporting guidance and best practice. Specifically, infiltration testing in line with BRE Digest 365 is to be undertaken. Where discharge to ground is proven to not be feasible, discharge to a positive outfall is to be considered following the hierarchy of surface water disposal options. Consideration of runoff from all roof and paved areas proposed within the development red line boundary are to be included in the drainage design unless part of an existing drainage system serving existing areas is not affected by the new drainage system. An appropriate allowance for climate change is to be applied to rainfall intensities to reflect the lifetime of the development. Discharge to an outfall, where required, is to be limited to as close to greenfield runoff rates and volumes as reasonably practicable. Runoff from all roof and paved areas is to receive an appropriate level of treatment using SuDS components with pollution mitigation demonstrated in accordance with the SuDS Manual (CIRIA C753) Simple Index Approach methodology. The drainage design shall include all details as necessary to demonstrate a compliant scheme (ie drainage plan, sections, SuDS components and flow control details, together with a design philosophy report containing a Drainage Maintenance Schedule and supporting hydraulic calculations).

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SEE MAIN AGENDA FOR OFFICERS REPORT.