



Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant

Rowan Gate Primary School
Finedon Road
Wellingborough
NN8 4NS

Name and address of agent (if any)

Sursham Tompkins & Partners
Cottage Farm
Mears Ashby Road
Northants
NN6 0BJ

Part I - Particulars of application

Date of Application

Received – 2nd February 2010
Valid – 5th February 2010

Application No.

NCC – 10/00008/CCD
WBC – WP/2010/0049

Particulars and location of development

Single storey extension to existing swimming pool to provide changing rooms and showers at Rowan Gate Primary School, Finedon Road, Wellingborough NN8 4NS

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the submitted application: i.e. Application Form, dated 2nd

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

February 2010; Planning Support Statement, dated Jan 2010 Ref: SB/4547/26041/SB; Design and Access Statement, dated Jan 2010 Ref: SB/4547/26040/SB; Survey as Existing – Drawing No. 4547/01 Rev A; Scheme as Proposed – Drawing No. 4547/04 Rev A; Setting Out Plan/External Works/Construction Notes/Elevations – Drawing No. 4547/11 Rev A.

Reason: To define the scope of the permission and in the interest of clarity.

Hours of Construction Works

3. Except as may otherwise be agreed in writing by the County Planning Authority all construction works shall be confined to the hours of 7.30am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays or Public Holidays.

Reason: To protect the amenities of nearby occupiers of property from noise and other disturbance and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

4. All materials and finishes on the proposed extension shall be carried out as proposed in the submitted application unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of visual amenity and in accordance with Policy 2 of the East Midlands Regional Plan (2009) and Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Obscure Glazing

5. All windows and doors in the proposed extension shall be fitted with obscure glass, unless otherwise agreed in writing by the County Planning Authority.

Reason: To protect the privacy of the pupils/staff at the school and the occupiers of neighbouring properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Crime Prevention Design

6. Measures to secure the site shall be undertaken as detailed in correspondence from the Crime Prevention Design Advisor dated 26th February 2010 regarding external doors, ground floor and other accessible or vulnerable windows and intruder alarm system.

Reason: In the interest of security and crime prevention in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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INFORMATIVE

1. The applicant's attention is drawn to the informative comments from the Crime Prevention Design Advisor in the correspondence dated 26th February 2010.

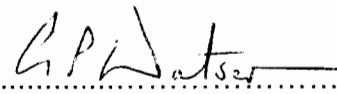
REASONS FOR APPROVAL

The existing swimming pool building at Rowan Gate Primary School is proposed to be extended and altered internally to provide an enlarged changing area including showers plus a staff changing room and disabled toilet. The proposal is to construct a small single storey extension using materials to match the existing pool building.

Overall the design and appearance of the proposed extension is considered acceptable in the context of the characteristics of the local area having regard to Policy 2 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

The impact on the amenities of the neighbouring dwellings have been considered. Given the small scale nature of the proposed extension and the fact that it is ground floor only, it is considered that there is no justifiable reason to refuse the application. It is therefore considered that the application be approved subject to the conditions above.

Date 29th March 2010

Signed 

For Chief Planning Officer

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1. *If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.*
2. *If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.*
3. *In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.*
- (a) *The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.*
4. *Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at http://www.planningportal.gov.uk/PpWeb/jsp/redirect.jsp?url=http%3A//www.planningportal.gov.uk/uploads/pins/pcs_a5_leaflet.pdf*

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