

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
<b>Bromsgrove School 'A'</b>	Single storey laboratory classroom - Bromsgrove School, Worcester Road, Bromsgrove	RES	<b>B/2007/0392</b> 10.08.2007

**RECOMMENDATION:** that permission be **GRANTED**

#### Consultations

WCC(HP)	Consulted - views received 22.05.2007: No objection
ENG	Consulted - views received 15.05.2007: No objection subject to Conditions
Publicity	18 letters sent 15.5.2007: no response received (expire 05.06.2007) 1 site notice posted 13.06.2007: no response received (expires 04.07.2007) 1 press notice published 25.05.2007: no response received (expires 15.06.2007)

#### The site and its surroundings

This application relates to the established Bromsgrove School campus site located to the east of Conway Road. This aspect of the school campus occupies a large area, with residential dwellings to the north, east and south.

The site is surrounded by a number of buildings of differing heights and ages. The structures have been incrementally constructed, with the complex consequently being of different architectural eras. The application site is within a courtyard of modern two-storey buildings, with the remnants of a former outdoor swimming pool within this section. The main campus is accessed via Worcester Road, with vehicular access to the boarding buildings from Hill Lane to the east of the site. The site is within a recognised residential area.

#### Proposals

The scheme relates to the erection of a single storey classroom to be used as a laboratory. The building contains a main laboratory room, preparation room and lobby. The building is to be located in an existing courtyard surrounded on three sides by two-storey buildings.

#### Relevant policies

WMSS	QE1, QE2, QE3
WCSP	SD.2, CTC.1, T.1
BDLP	DS3, DS13, S28, S29, S31, S32, TR11
Others	PPS1

### Relevant planning history

Numerous applications relating to additional classrooms, educational function buildings and boarding accommodation.

### Notes

I consider the main issues whilst considering this particular application relate to whether the proposal is appropriate for this location and whether the proposal complies with the Policies identified in the Bromsgrove District Local Plan. The proposal must also be considered in terms of impact on the amenity of the area and on the adjacent occupiers.

### Design

The scheme has been approached sensitively to reflect that of the modern design of the surrounding two-storey buildings. I therefore consider the scheme to be acceptable in design terms and the modern architectural approach will compliment the existing historic and modern additions to the school complex and reflect the architectural evolution of the school campus. The building is located wholly within the campus of the school within a courtyard setting and is not visible from any public vantage points.

### Amenity

Given the location of the building, the proposal does not raise any issues with regard to residential amenity.

### Conclusions

The scheme accords with Policy S31 and S33 of the Local Plan pertaining to developments at educational establishments. As such I find the scheme to be acceptable.

### **RECOMMENDATION** that permission be **GRANTED**

2. C39
3. There is no Public Surface Water Sewer available and no surface water will be allowed to discharge to the foul water sewer. The disposal of storm water shall be by means approved by the Local Planning Authority. The approved system shall be operational before building works commence

### **Reasons**

3. To ensure the provision of adequate surface water drainage in accordance with Policy ES1 of the Bromsgrove District Local Plan January 2004

### **Notes**

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (WMSS) June 2004, the Worcestershire County Structure Plan (WCSP)

June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WMSS QE1, QE2, QE3  
WCSP SD.2, CTC.1, T.1  
BDLP DS3, DS13, S28, S29, S31, S32, TR11  
Others PPS1

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.