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Committee Date: 20/03/2014      Application Number: 2013/09444/PA  
Accepted: 12/02/2014      Application Type: Full Planning  
Target Date: 09/04/2014  
Ward: Nechells

**Bordesley Green Girls School & Sixth Form Centre, Bordesley Green Road, Birmingham, B9 4TR**

**Demolition of existing portacabin classroom and erection of two storey building**

Applicant: Bordesley Green Girls School  
Bordesley Green Girls School & Sixth Form Centre, Bordesley Green Road, Birmingham, B9 4TR  
Agent: Archi-tecture Design Studio Ltd  
17 Coleshill Road, Hodge Hill, Birmingham, B36 8DT

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Recommendation

**Approve Subject To Conditions**

1. Proposal

- 1.1. Consent is sought to demolish an existing demountable building and to erect a new two storey building.
- 1.2. The existing building, which is single storey, is located adjoining the southern boundary of the site and contains 2 classrooms (total floor area 108sq.m). The proposed 2-storey building would be located in the same location and would accommodate 3 classrooms to be used for art classes and 2 classrooms to be used for general teaching purposes (total floor area 394sq.m).
- 1.3. The proposed building would match the existing school in terms of materials - brickwork, flat roof construction, grey upvc windows and grey upvc doors. It would be similar in design to recent extensions at the adjoining school; being modern in appearance.
- 1.4. The current number of pupils is 725 and the proposals do not seek to increase this number. According to the agents, the proposals would replace out-dated facilities, enabling a better learning environment for pupils.
- 1.5. 85 existing car parking spaces would be unaffected by the proposals.

[Location Plan](#)

[Existing Elevations & Floor Plans](#)

[Proposed Elevations & Floor Plans](#)

2. Site & Surroundings

- 2.1. The application site is currently used as a girl's secondary school and sixth form. The main school building is mainly two-storeys and includes recent modern extensions. The application site is located on the west side of Bordesley Green East, opposite the junction with Denbigh Street.
- 2.2. The surrounding area contains a mix of uses. The area to the east, on the opposite side of Bordesley Green, is predominantly residential in character. The areas to the north and south of the application site are predominantly comprised of industrial uses, although there is a row of terraced residential dwellings adjoining the site to the north, fronting Bordesley Green Road.

[Location Map](#)

[Street View](#)

3. Planning History

- 3.1. 12.12.2006 - 2006/07654/PA – Renewal of planning permission for 2 temporary classrooms - Approved Temporary.
- 3.2. 26.11.2009 - 2009/04811/PA - Erection of a two-storey post-16 education block with associated landscaping, car parking and 2.1m high boundary treatment – Approved Subject to Conditions.
- 3.3. 22.02.2011 - 2010/06952/PA - Erection of single storey building to form new reception - Approved Subject to Conditions.
- 3.4. 08.06.2012 – 2012/03910/PA - Minor material amendment attached to previous planning application 2009/04811/PA for an infill extension to rear of school - Approved Subject to Conditions.

4. Consultation/PP Responses

- 4.1. Adjoining occupiers consulted and site notice displayed. No responses received.
- 4.2. Transportation Development - No objection, subject to a condition requiring an updated School Travel Plan to be produced prior to occupancy. The School Travel Plan for the site has not been updated since 2009 and it is requested that a revised School Travel Plan be produced, in order to monitor shifting travel patterns and encourage the use of sustainable modes of travel by pupils and staff.
- 4.3. Regulatory Services – No objections.
- 4.4. West Midlands Police - No objections.

5. Policy Context

- 5.1. NPPF (2012), Adopted UDP (2005), Birmingham Development Plan, Pre-Submission Consultation (2014), Places for All SPG (2001)

6. Planning Considerations

- 6.1. Paragraph 3.8 of the adopted Unitary Development plan states that the City's environmental strategy is based on the need to protect and enhance what is good in the City's environment and to improve what is less good. The keynote is on quality

and paragraph 3.10 of the UDP states that proposals which would have an adverse effect on the quality of the built environment will not normally be allowed.

6.2. Design and Appearance

6.3. The existing building comprises a timber clad structure which, according to the agents, has reached the end of its life span. I have no objections in principle to the removal of the temporary structure and replacement with a more permanent building. The proposed replacement building would be brick construction using similar materials to an adjacent post-16 education block. It would also be similar in terms of architectural style; being modern in appearance.

6.4. The proposed building would be located around 45m from Bordesley Green Road and would be partially screened from the street view by security gates and other buildings. The adjoining site / premise are used for car repairs. I consider that the scale and mass of the proposed building would be acceptable and, subject to samples of materials to be used, would have no detrimental impact on the streetscene or character of the area.

6.5. Impact on Residential Amenity

6.6. Regulatory Services have raised no objections. I concur with this view. The nearest residential properties are located at an acute angle to the south-east, beyond a side access drive to the adjoining industrial premises. The rear garden of the nearest dwelling, at 19 Bordesley Green Road, would be around 20m from the proposed building and the dwelling would be around 35m. Due to the acute angle and adequate separation distances, nearby dwellings would not be affected in terms of loss of light or overlooking.

6.7. Impact on Highway Safety

6.8. Transportation Development has raised no objection, subject to a condition requiring an updated School Travel Plan. The current number of pupils (725) would be unchanged and the existing car parking provision (85 spaces) be unaffected by the proposals. In this case, a condition requiring a School Travel Plan would be unreasonable. The proposed development would have no detrimental impact in terms of car parking or highway safety.

7. Conclusion

7.1. The proposals, which would enable existing out-dated temporary facilities to be replaced with a permanent building, would be acceptable, subject to the attached conditions.

7.2.

8. Recommendation

8.1. Approved subject to conditions

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1 Requires the scheme to be in accordance with the listed approved plans

2 Requires the prior submission of sample materials

3 Limits the approval to 3 years (Full)

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Case Officer: Tony White

**Photo(s)**



**Figure 1: Frontage to School**



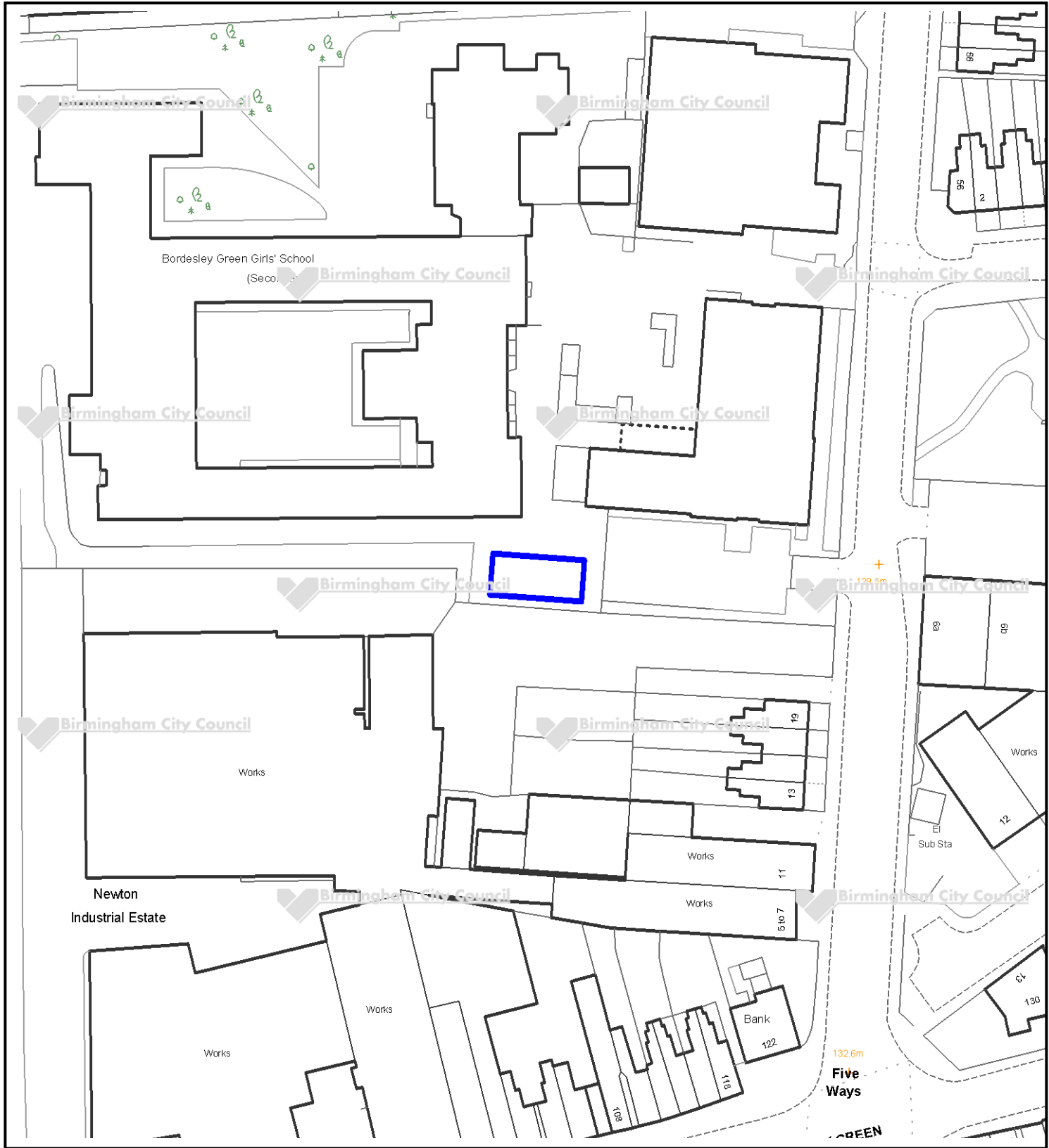
**Figure 2: Street view of existing demountable building to be replaced**





**Figure 3: Side elevation of existing demountable building**

# Location Plan



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