Grendon Junior & Infant School, Grendon Road, Kings Heath, Birmingham, B14 4RB

Erection of single storey extension to form addition of Deputy Head Teachers Office to rear of building, erection of new pedestrian and vehicular security gates across entrance, demolition and rebuild of main school entrance

Applicant: BCC Education & Skills Infrastructure
PO Box 15843, Lancaster Circus, Birmingham, B2 2RT
Agent: Weedon Architects
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Recommendation
Approve Subject To Conditions

1. Proposal

1.1. Planning permission is sought for the erection of single storey rear extension, demolition and rebuild of main school entrance and erection of new pedestrian and vehicular security gates across entrance.

1.2. The existing canopy to the main entrance, school office and Head Teachers room are to be demolished and replaced with a single storey extension. The proposed extension would have a depth of 9.2m, width of 8.4m and a pitched roof with ridge height of 5.6m and eaves height of 3.7m. The extension would be constructed of brickwork to match the existing with a glazed section surrounding the main door and two windows either side. The extension would provide school office, reception area and Head Teachers Office. The existing steps and slabs are to be re-laid up to a maximum height of 0.6m with a wall 0.9m high around.

1.3. The proposed rear single storey extension would provide a new Deputy Head Teacher’s office and would infill a section between classrooms and store room. The ‘L’ shaped extension would have a depth of 3.2, and a width of between 1.5m and 2.4m. It would have a flat roof with a height of 2.75m to match existing roof heights. The extension would be constructed in brick to match the existing building with a upvc window to the western elevation.

1.4. New steel palisade security fencing with pedestrian and vehicular gates, to match the existing are proposed to the south of the site adjacent to the kitchen and external stores.

1.5. The proposal would increase the number of full time staff by one. There is no proposed increase in numbers of pupils.
1.6. 40 car parking spaces are to remain, as existing.

Proposed Ground Floor

Proposed Elevations

2. Site & Surroundings

2.1. The application site is located on the western side of Grendon Road in a predominantly residential area consisting of an inter-war housing estate. To the rear of the site is a social club. To the north is a Nursery and Family Centre. There are residential dwellings opposite and to the south of the site.

2.2. The school generally consists of single storey elements dating from the 1930s with more recent additions. The school is set back approximately 37m from Grendon Road. The boundary to Grendon Road consists of palisade fencing with mature trees and shrubbery behind. Between the front boundary and the school are play areas and car parking.

Location Map

Street View

3. Planning History

3.1. 2013/04329/PA: New pedestrian access from Grendon Road, formation of new playground and other minor works – application returned as considered permitted development

4. Consultation/PP Responses

4.1. Local Ward Members, Residents Association and local residents consulted. Site Notice displayed – one letter of objection received as summarised below;

*Numerous works at school and nursery recently, such as the removal of hedges and installation of gate opposite house
*Car parking outside house makes it hard to reverse off drive

4.2. Transportation Development – No objection

4.3. Regulatory Services – No objection

5. Policy Context

5.1. NPPF, Birmingham UDP, Draft Birmingham Development Plan, Places for All SPG

6. Planning Considerations

6.1. UDP policies recognise the need to protect and enhance what is good in the city's environment and improve what is less good. Proposals, which would have an adverse impact on the quality of the environment, will not normally be allowed.

6.2. By virtue of the single storey nature of the extension to the front of the building, its location set back behind the existing building line and the heavily treed front
boundary, the proposal would be unlikely to result in any harm to the visual appearance of the streetscene or the building. The extension would allow for greater recognition of the school entrance than the existing canopy.

6.3. The extension to the rear in fills an existing area between classrooms and storeroom. The area is unused and by virtue of its siting and size the extension would not dominate the existing building.

6.4. The proposed new pedestrian and vehicular gates would match the existing boundary treatment to the school and by virtue of their set back of approximately 20m behind the front boundary would not impact on visual amenity.

6.5. The nearest property to the proposed extensions are 60m to the front on Grendon Road and 50m to the south west on Whitland Drive. This distance and the nature of the proposals in terms of their size and siting would not have any implications for residential amenity.

6.5. With no change to existing parking provision at the site and an increase of only one full time member of staff resulting from the changes, it is not considered there will be any significant change in the levels of traffic and parking demand generated by the site. Therefore Transportation Development raise no objection to the proposals.

7. Conclusion

7.5. The proposal would not result in any harm to residential or visual amenity or highway safety and parking and would assist in updating existing school facilities.

8. Recommendation

8.5. Planning permission is approved subject to conditions.

1 Requires that the materials used match the main building

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

3 Limits the approval to 3 years (Full)

Case Officer: Emily Summers
Figure One: Location of proposed rear extension looking westwards towards school boundary

Figure Two: Main school entrance