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Committee Date:	19/12/2013	Application Number:	2013/07890/PA
Accepted:	30/10/2013	Application Type:	Full Planning
Target Date:	25/12/2013		
Ward:	Nechells		

St Andrews Junior & Infant School, Ada Road, Bordesley Green, Birmingham, B9 4NG

Change of use of caretakers residential dwelling (Use Class C3) to form part of the existing school (Use Class D1). External change to include replacement of entrance door with windows, installation of rear outward opening door, steps and access gates

Applicant: Mr Jordan Ashford  
St Andrews Junior & Infant School, (Bordesley Village Primary School), Ada Road, Bordesley Green, Birmingham, B9 4NG

Agent: Acivico  
1 Lancaster Circus, Queensway, Birmingham, B4 7DG

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Recommendation

**Approve Subject To Conditions**

1. Proposal

- 1.1. Consent is sought for the change of use of a vacant caretakers' dwelling house (Use Class C3) to form part of the existing school (Use Class D1). The new caretaker appointed for the school lives off site and the application site is no longer required as a dwelling.
- 1.2. Internally, there would be two double doors installed that would connect the caretakers dwelling with the existing school. The proposed plans identify that there would be one breakout teaching room for SEN (Specialist Educational Needs) pupils, storage and kitchen on the ground floor and two offices and w/c area at first floor level. The two rooms within the existing school would be used to provide breakout teaching areas to existing classrooms. The proposal would not result in any increased staff or pupil numbers on site. The private amenity area and wrought iron railings associated with the caretakers dwelling would remain. The area would be converted to provide an ecological garden area for school pupils.
- 1.3. The proposed external changes would result in the removal of an entrance door in the caretakers' dwellinghouse and replacement with two new vertical windows on the side elevation. Also, a rear outward opening access door with steps and handrail would be installed on the front elevation. There would also be a new 1 metre wide access gate installed within the existing boundary treatment to the rear garden of caretakers' dwellinghouse.

[Site Plan](#)

[Proposed Floor Plans](#)

## Proposed Elevation Plans

### 2. Site & Surroundings

- 2.1. The vacant caretaker's dwellinghouse is a Category "B" Locally Listed Building that is situated within the grounds of Bordesley Village School. The caretaker's dwellinghouse is a traditional two-storey Victorian dwellinghouse that is linked onto the school building. The main access to the caretaker dwellinghouse is from the main outdoor playground. There is private amenity area to the front that is enclosed by a 1.8 metre small wall and wrought iron railings.
- 2.2. The main school is a Category "B" Local Listed Building and is of a traditional Victorian design with large windows, clock tower and a mixture of flat and pitched roofs. The surrounding area is mixed residential and commercial in character.

## Location Map

## Street View

### 3. Planning History

- 3.1. 20/06/1991 – Extension to form new nursery and one additional classroom and extension to playground – Approved subject to conditions
- 3.2. 09/06/2004 – 2004/01033/PA – Erection of single-storey extension to provide new toilets and cloakroom – Approved subject to conditions

### 4. Consultation/PP Responses

- 4.1. Adjoining residents and Ward Councillors consulted – No responses received.
- 4.2. Transportation Development – No objections
- 4.3. Regulatory Services – No objections

### 5. Policy Context

- 5.1. NPPF (2012), UDP (2005), Draft Birmingham Development Plan (2012) , Places for All SPG (2001), Car Parking Guidelines SPD (2012)

### 6. Planning Considerations

- 6.1. The main considerations in the determination of this application are:
- 6.2. **Principle of use** – Policy 5.19A of the UDP states that the loss of family accommodation to other uses can be a significant material consideration. In this instance, the property has been vacant for a considerable length of time; it is within the curtilage of the school and whilst in residential use, was previously occupied by the caretaker in connection with the school. The proposed educational use would be integral in providing valuable teaching and office space for the existing school. Consequently, I consider that the loss is not significant in this instance and the education benefits would outweigh any loss of the dwellinghouse.

- 6.3. **Design and impact on visual amenity** – Amended plans have been submitted and the external changes proposed would be sympathetic to the Locally Listed Building with the windows and access gates designed to be similar in openings and fenestration that prevails on the existing building within the site.
- 6.4. **Impact on residential amenity** – Regulatory Services have raised no objections to the proposal. The vacant caretaker’s dwellinghouse is situated within the school grounds. The footprint of the building would remain unchanged and the proposed additional classroom and offices would not abut onto any residential properties. Consequently, I consider that the proposed conversion is unlikely to have an adverse impact on the residential amenity of occupiers within the immediate vicinity of the site.
- 6.5. **Impact on highway safety** – Transportation Development have raised no objections to the proposal. I concur with this view as the proposed conversion would provide additional facilities for existing pupils and staff that attend the school. Consequently, I consider that subject to a condition requiring the use to be incidental to the main school, the use would be unlikely to undermine highway safety within the immediate vicinity of the site.

7. Conclusion

- 7.1. I consider that the proposal would provide a valuable teaching and office facility for existing pupils and staff. The proposal is recommended for approval subject to conditions.

8. Recommendation

- 8.1. Approved subject to conditions

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- 1 Requires that the materials used match the main building
- 2 Requires the scheme to be in accordance with the listed approved plans
- 3 Requires that the approved scheme is incidental to the main use as non-residential education institution
- 4 Limits the approval to 3 years (Full)
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Case Officer: Mohammed Akram

**Photo(s)**

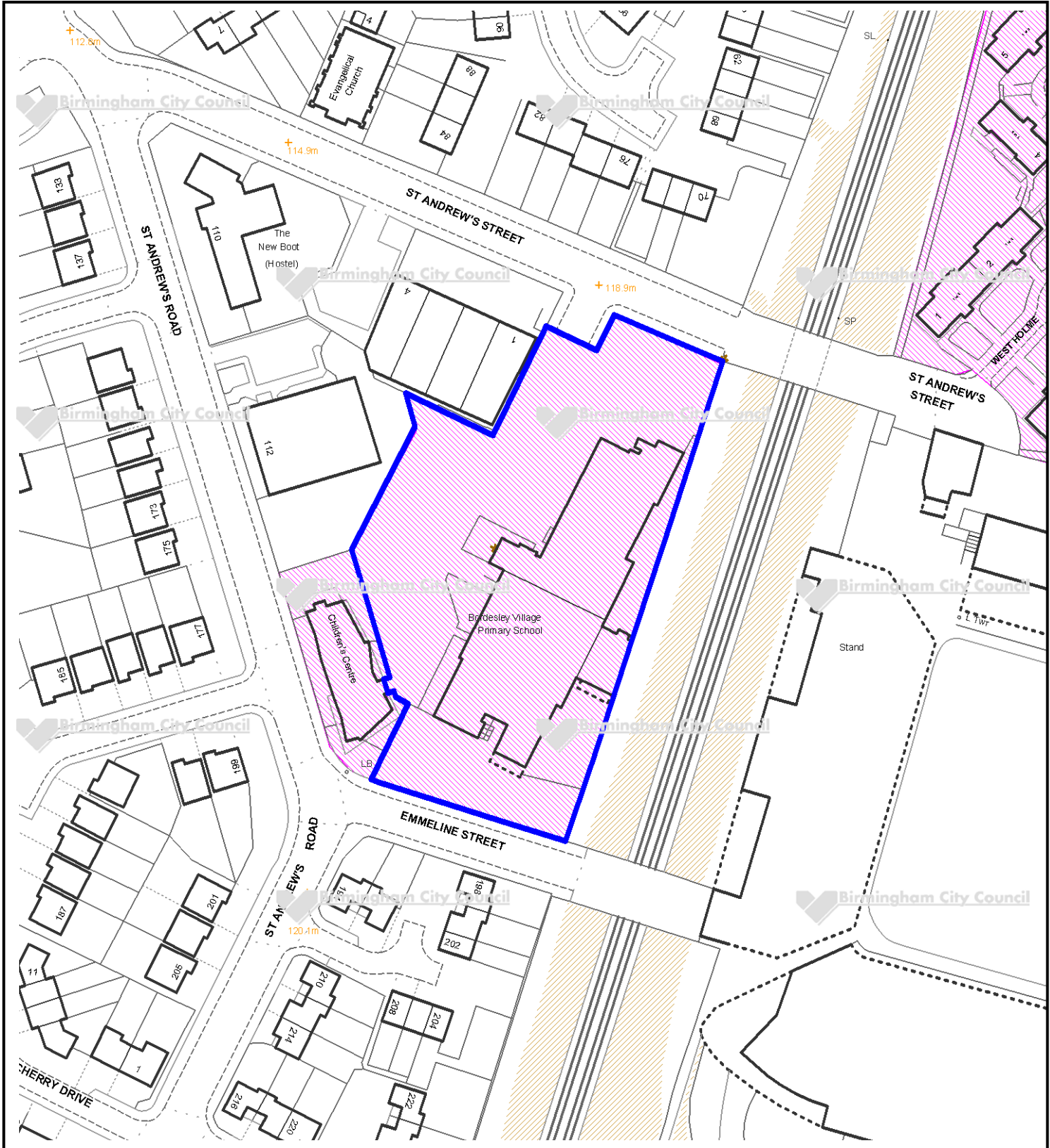


**Figure 1: Side Elevation**



**Figure 2: Front and Side Elevation**

# Location Plan



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