1. **Proposal**

1.1. Consent is sought for the erection of a permanent single storey building to create 4 classrooms and staff room with level access. The footprint of the building would measure 27.5m by 14.8m with an overall height of 4.1m. The building would have red facing brickwork and cedar walls, grey powder coated aluminium windows and doors and a single ply membrane flat roof with metal fascias.

1.2. The new building would replace an existing temporary mobile unit.

1.3. No existing parking provision or playing fields would be affected as a result of the proposed development.

1.4. No increase in staff or student numbers would result as part of the proposed development.

**Proposed Plans**

2. **Site & Surroundings**

2.1. Wilson Stuart School and Sports College caters for 135 pupils aged from 2-19. Some pupils have additional difficulties including sensory impairment, learning difficulties, communication difficulties and complex medical conditions.

2.2. The boundary of the school to the north abuts the rear gardens of residential properties on Perry Common Road with car parking areas and school buildings set throughout the school compound. The south and eastern boundaries of the school are made up of Witton Lakes and green open space.

2.3. The main car park is to the northern side of the school and would not be affected by the proposed development.
3. Planning History

3.1. Several applications relating to extensions, temporary classrooms and a conservatory have been granted in the past.

3.2. 12/06/2013 - 2013/02099/PA - Erection of extension and alterations to facilitate expansion of physiotherapy, nurses and community areas – Approved subject to conditions.

3.3. 2014/02760/PA - Erection of extension and alterations to facilitate expansion of physiotherapy, nurses and community areas, additional classroom, store and corridor.

3.4. 2014/02999/PA - Erection of a single storey extension, internal alterations and creation of additional parking.

4. Consultation/PP Responses

4.1. A site notice was displayed. Local members have been notified – No comments received.

4.2. Transportation Development – No objection subject to a condition restricting any increase in the numbers of staff and students.

4.3. Regulatory Services – No objection.

4.4. West Midlands Police – No objections.

5. Policy Context

5.1. Birmingham Unitary Development Plan 2005
5.2. Places for all SPG 2001
5.3. NPPF 2012
5.4. Draft Birmingham Development Plan

6. Planning Considerations

6.1. The main planning considerations with regard to this proposal are the implications on visual and residential amenity.

6.2. Visual amenity
The proposed location for the new building is well within the school boundary and located to the south of the existing entrance. The building would not be visible from the public domain. I consider the proposal is congruous with the existing design of the building and do not consider there would be any adverse implications on visual amenity.
6.3. Residential amenity
Regulatory Services raise no objection to the proposed development. I concur with this view. The closest residential dwelling is in excess of 130m to the north of the proposed location for the new building. The building is not expected to result in any extra noise or disturbance which may undermine residential amenity. I consider the implications in terms of residential amenity to be acceptable.

6.4. Highway safety
Transportation Development raise no objection to the proposed development. I concur with this view. However, I don’t consider their recommendation that a capacity limit on the school can be justified as there would be no increase in student or staff numbers as a result of the proposed development. It is therefore deemed unlikely that there would be any adverse impact on the existing highway or local junctions as students are also mainly collected/dropped off by the schools minibuses thereby helping ensure controlled coming and goings. The existing access and parking arrangement would be unaffected by the proposed development.

6.5. The proposal would not result in the loss of any playing fields.

7. Conclusion

7.1. I consider the proposal would not have a detrimental impact on residential and visual amenity.

8. Recommendation

8.1. Approve subject to the following conditions:

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

2. Limits the approval to 3 years (Full)

Case Officer: Stephanie Salmon
Figure 1 – Existing temporary mobile unit
Figure 2 – New building location
Location Plan

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