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| <b>APPLICATION NO.</b>  | <a href="#">P13/V0940/FUL</a>   |
| <b>APPLICATION TYPE</b> | FULL APPLICATION  |
| <b>REGISTERED</b>       | 3.5.2013  |
| <b>PARISH</b>           | ABINGDON  |
| <b>WARD MEMBER(S)</b>   | Jim Halliday<br>Vacancy for councillor in Abingdon Fitzharris Ward  |
| <b>APPLICANT</b>        | Abingdon School   |
| <b>SITE</b>             | Abingdon School Park Road Abingdon Oxfordshire,<br>OX14 1DE   |
| <b>PROPOSAL</b>         | Temporary siting of a modular building over one-<br>storey to provide a House Room for a period of five<br>years. |
| <b>AMENDMENTS</b>       | None  |
| <b>GRID REFERENCE</b>   | 449251/197401   |
| <b>OFFICER</b>          | Robert Young  |

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1.0 **INTRODUCTION**

1.1 The application site is located to the south of the grass tennis courts at Abingdon School, next to Park Crescent. The site is currently an area of grass. The boundary of the site with Park Crescent is marked by a metal rail fence approximately one metre high. Immediately behind a substantial proportion of the rail fence is a mature, dense hedge approximately two metres high. The rest of the rail fence has new planting growing behind it. A site location plan is **attached** at appendix 1. The school site is located within the Abingdon (Albert Park) Conservation Area.

1.2 The application comes to committee because Abingdon Town Council objects.

2.0 **PROPOSAL**

2.1 It is proposed to use the site for a temporary single storey modular building measuring 12m by 12.2m (149m<sup>2</sup>). A plan is **attached** at appendix 2. The purpose of the building is to provide temporary house room accommodation whilst Webb's House room is being refurbished. The school subsequently plan to accommodate the house room within the main science building granted permission in November 2012, close to the main leisure building off Faringdon Road.

2.2 The applicants state they are seeking 5 years temporary permission. However it is evident from a recent discussion with officers that a reduced time period of two years would be acceptable.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 Abingdon Town Council- object for the reasons **attached** at appendix 3.

3.2 Highways Liaison Officer No objection

3.3 Conservation Officer Vale - No objection subject to a temporary planning permission.

4.0 **RELEVANT PLANNING HISTORY**

4.1 P12/V2373/FUL – Approved (13/11/2012)

Erection of a science centre and re-configuration of the existing coach park

[P07/V0836](#) - Approved (02/08/2007)

Proposed Temporary portacabins for w.c's, showers and changing facilities for the duration of works to new sports facilities

5.0 **POLICY & GUIDANCE**

5.1 Vale of White Horse Local Plan 2011 policies;

DC1 - Design

HE1 - Preservation and Enhancement: Implications for Development

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issue is the impact on the character and appearance of the Albert Park Conservation Area. In this case the site comprises open but non- landscaped land and is partly screened from Park Crescent by the existing hedge, which is being supplemented by new growth. The proposed temporary building will be set back towards the rear of the site, away from the road. It will provide an important area for pastoral school activity with some quiet areas for pupils pending the refurbishment of Webb's House and also prior to the subsequent relocation within the new science block which is anticipated to commence in 2014. The applicants have therefore confirmed that a temporary permission for two years should be sufficient. Taking into account the justification and the short-term nature of the proposal, it is considered the impact of this building upon the overall character and appearance of the conservation area is acceptable. The impact upon the nearest residential properties is relatively minor and also acceptable in planning terms.

6.2 The applicants have advised that they are currently reviewing and upgrading the school master-plan for the future, so further expansion or alterations can be discussed at an early stage with the local planning authority.

7.0 **CONCLUSION**

7.1 The proposed temporary building occupies a site that is partly screened from Park Crescent. Given the short time it is required, and the justification for it, the impact upon the character and appearance of the Albert Park Conservation Area is considered to be acceptable.

8.0 **RECOMMENDATION: to grant temporary planning permission subject to the following conditions:-**

1 : MC10[I] - Temporary permission (buildings) (full) 2 years

2 : MC3 - Materials in accordance with application (full)

3 : Approved plans

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