

**Enquiries to: John Dagnall
Contact No: 0151 233 3021
Enquiry ref: 0060/16
(Please quote at all times)**

16th March 2016



**John Marshall
Kier Services
Exchange Station
Tithebarn Street
Liverpool
L2 2QP**

Dear Mr Marshall

TOWN AND COUNTRY PLANNING ACT 1990

LOCATION: Gilmour Infant School, Southbank Road, Liverpool, L19 9AR

PROPOSAL: To erect single-storey extension to school premises

Further to the submission of the abovementioned pre-application enquiry, I would make the following comments:

Description of Proposal

The submitted pre-application document sets out a development proposal to erect a single-storey kitchen and gym store extension to the part of the front elevation on Southbank Road opposite the junction with Bowfield Road.

Site Description

The premises are single-storey school premises off Garston Old Road within a primarily residential area. There is existing boundary treatment in the form of railings to the whole of the site, and there is established tree coverage and foliage on the site.

Planning Constraints

The site constraints below are relevant to the development under consideration but do not constitute a formal response under the Land Charges Act 1975



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Municipal Buildings, Dale Street, Liverpool L2 2DH
T: 0151 233 3021
E: planningandbuildingcontrol@liverpool.gov.uk www.liverpool.gov.uk



The site is school premises within a designated residential area, and although not the subject of a Tree Preservation Order as City Council owned land, there is a duty to protect and enhance the tree coverage on the site where appropriate. As such, Policies H4 (Primarily Residential Areas) and HD22 (existing Trees and Landscaping) are the overriding policy considerations.



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Other relevant UDP policies are listed below.

Relevant Planning Policies

Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that development should be carried out in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the Liverpool Unitary Development Plan (UDP) adopted 2002, and the emerging Local Plan.

National Planning Policies

The NPPF must be taken into account as a material consideration in planning decisions.

Liverpool Unitary Development Plan Policies

C5 - Schools

H4 - Primarily Residential Areas

HD22 – Existing Trees and Landscaping

Internal Consultations:

The following key Council services would be consulted over a planning application. (others may be added during the planning application process)

- Environmental Health
- Tree Officer

External Consultations:

The following key external organisations/individuals would be consulted over a planning application. (others may be added during the planning application process)

- Neighbouring residents/businesses



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Pre-application advice

The advice given below is as accurate as possible but is an officer's view of your proposal based upon the information provided and material planning considerations. Advice is given without prejudice to any subsequent planning decision by the City Council.



Principle of Development:

The proposal for an extension to the side of the property is to be welcomed and supported in principle. The alterations proposed can be assessed as follows:-

1. The extensions can be considered as 2 separate elements: - a kitchen extension measuring 10.1m x 8.3m to the existing school dining room area, and a gym store extension measuring 6m x 2.7m. at the side of the school adjacent to the proposed kitchen extension, both facilities are designed to enhance the facilities and services available to the school and will be single-storey in height. The gym store extension will be set back 6 metres from the front elevation of the new kitchen extension and 11 metres from the school boundary with Southbank Road. The kitchen extension will be set 5 metres from the school boundary but importantly does not project beyond the established building line of the residential properties along Southbank Road. Both extensions are therefore considered to be well within the site boundary, and to have little impact upon the residential amenity of nearby residential dwellings.
2. The kitchen extension is located opposite the road junction with Bowfield Road and therefore will have no impact upon the residential properties to the Western side of South Bank Road.
3. It is noted that the proposal will have some impact upon the tree coverage to the site, particularly in respect of the foundations for the kitchen extension being located within the root incursion area of the large tree to the South Bank Road. Accordingly any submission should include a Tree Survey assessing this particular fact and also any other relevant work required to any of the other trees in the vicinity.

Conclusion

In light of the above, it is considered the principle of the proposal to be acceptable subject to the impact upon trees on the site being fully assessed and detailed to the requirements and standards of the City Council Tree Officer

Application Requirements

In the event that a planning application is submitted, the following key documents should be submitted with a planning application. Further documents may be required during the planning application process.



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Site Location Plan

Block Plan

Existing/Proposed floor layouts – where appropriate

Existing elevations –

Proposed elevations – including details of any external finish

Arboricultural/Tree Survey – only for those trees in the vicinity of the extension

I hope you find this response useful but would point out that it is given without prejudice to the consideration of any formal application for planning permission.

Freedom of Information Act

We will generally not preclude access to information on pre-application discussions unless confidentiality is requested in writing. If confidentiality is requested, any request for information will be considered within the "exemptions" provisions of the Freedom of Information Act.

Note: Officers will be sensitive and flexible to the needs of the developer and the nature of any proposals, but will also be guided by the need to secure the best development and design, in accordance with national and local planning policy. There is an expectation that developers will respond positively to advice given when an application is formally submitted.

Yours sincerely,

John Dagnall
Planning Officer
South Team Development Management