



APPLICATION FOR PLANNING PERMISSION (13/00024/DPP) FOR THE EXTENSION AND ALTERATION OF ROSEWELL PRIMARY SCHOOL, 85 CARNETHIE STREET, ROSEWELL

Report by Head of Planning and Development

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

1.1 The application is for the extension to, and the formation of a new doorway, at Rosewell Primary School. There have been no letters of representation and the relevant development plan policies are RP5, RP20 and COMF1 of the Midlothian Local Plan. The recommendation is to grant planning permission subject to conditions.

2 LOCATION AND SITE DESCRIPTION

- 2.1 The application site is Rosewell Primary School. The existing school building comprises the original red sandstone building with slate roof and an assemblage of single-storey extensions incorporating the dining hall, sports hall and class bases.
- 2.2 The building has a frontage onto Carnethie Street, which is the principal road through Rosewell. The surrounding residential properties are mainly single-storey.

3 PROPOSAL

- 3.1 The proposed development comprises:
- I. The addition of a single-storey pitched roofed extension onto the south and east elevations of the building. The proposed extension wraps around the south eastern corner and incorporates 3 class bases, a central atrium, a library/resource centre and ancillary toilets, a vestibule and entrance;
 - II. The formation of new door opening and entrance canopy in the north west elevation of the building; and
 - III. The erection of a store building projecting into the internal courtyard.
- 3.2 The proposed extension measures 21 metres by 25 metres and is 6 metres high at its highest point. A ramp and steps are integrally attached to it. The external finishing materials include white painted render on

the external walls and standing seam metal cladding on its two mono-pitched roof slopes.

- 3.3 The proposed store building projecting into the internal courtyard measures 2.3 metres by 2.7 metres. It will be single storey with a flat roof at a height compatible to the existing building. It will be externally finished in materials to match the existing building.
- 3.4 The proposed new door opening and canopy on the north west elevation of the building will provide a new entrance to the school from Carnethie Street. The canopy will measure 3.2 metres high and will project 2.3 metres from the existing building line. It will be constructed of 12mm metal plates cut to create inverted L-shapes tapered uprights. Its flat roof will be glazed.

4 **BACKGROUND**

- 4.1 The applicant is Midlothian Council. Regulation 3 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 requires applications which are submitted by the Planning Authority to be considered by the Planning Committee.

5 **CONSULTATIONS**

- 5.1 The Council's Environmental Health Manager does not object to the application.

6 **REPRESENTATIONS**

- 6.1 No representations have been received in connection with this application.

7 **PLANNING POLICY**

- 7.1 The development plan is comprised of the Edinburgh and the Lothians Structure Plan 2015, approved in June 2004, and the Midlothian Local Plan, adopted in December 2008. The following policies are relevant to the proposal:
- 7.2 Midlothian Local Plan Policy **RP5: Woodland Trees and Hedges** does not permit development that would lead to the direct or indirect loss of woodland or individual trees which have a particular value in terms of amenity, nature conservation, recreation or landscape character.
- 7.2 Midlothian Local Plan Policy **RP20: Development within the Built-Up Area** states that development will not be permitted within the built-up area where it is likely to detract materially from the existing character or amenity of the area.

- 7.3 Midlothian Local Plan Policy **COMF1: Education Facilities (Proposal)** supports the early implementation of new educational facilities to serve new housing development at Rosewell including an extension to Rosewell Primary School.

8 PLANNING ISSUES

- 8.1 The main planning issue to be considered in determining this application is whether the proposal complies with development plan policies unless material planning considerations indicate otherwise.
- 8.2 The existing school comprises the original building on the north western part of the site fronting onto Carnethie Street; which is of traditional style and materials, and the assemblage of later additions to the sides and rear are of more modern and utilitarian design.
- 8.3 The proposed rear extension and entrance doorway and canopy in terms of their siting, scale, form and design are subservient additions and can be considered sympathetic to the host building. Furthermore, they would not appear incongruous in the street scene or have a detrimental effect on the neighbouring properties.
- 8.4 In terms of its size and positioning within the internal courtyard of the building the proposed store would not be seen from any public vantage point and thus would have no material impact on the character and visual amenity of the area or the amenity of any neighbouring property.
- 8.5 The ecological report submitted with the application does not identify the presence of bats in the school building and thus there is no requirement for the planning authority to impose planning conditions to safeguard bats.
- 8.6 In close proximity to the east of the proposed extension there is a cluster of 5 mature trees (three lime and two sycamore trees). The proposed extension is located some 5 metres from the three lime trees and the integrally attached ramp and steps some 3 metres away. The lime trees will have to be felled to facilitate the proposed development and as a consequence of this felling, the sycamore trees will also have to be removed. To compensate for the loss of trees, five large growing native trees should be planted in the grassed area in the south east corner of the site in accordance with Midlothian Local Plan Policy RP5.
- 8.7 The proposed extension will increase the pupil capacity of the school and to improve pedestrian safety for pupils, two footway extensions should be provided, one each side of the junction of Louisa Square with Carnethie Street. These footway extensions should be designed to give improved sightlines for pedestrians crossing at this junction. Details of the footway extensions and any changes to road drainage or road markings required as part of these alterations should be submitted for the prior approval of the planning authority. In addition, twelve cycle parking spaces for the increase in pupil numbers resulting from the

proposed extension should be provided on the site. Details of these should be submitted for the prior approval of the planning authority. These controls can be controlled by conditions imposed on a grant of planning permission.

- 8.8 The proposed development complies with adopted Midlothian Local Plan Policies RP20 and COMF1.

9 RECOMMENDATION

- 9.1 That planning permission be granted for the following reason:

The proposed development is compatible with the host building and the neighbouring land uses and will not harm the character and visual amenity of the area or the amenity of neighbouring properties and therefore accords with adopted Midlothian Local Plan Policies RP20 and COMF1.

Subject to the following conditions:

1. The development hereby permitted shall be begun within three years from the date of this permission. Prior to the development commencing the planning authority shall be notified in writing of the expected commencement of work date and once development on site has been completed the planning authority shall be notified of the completion of works date in writing.

Reason: *To accord with Section 58 and 27A of the Town and Country Planning (Scotland) Act 1997 (as amended by Planning etc (Scotland) Act 2006).*

2. Notwithstanding the materials specified on drawings/documents docketed to this planning permission samples of the external finishing materials and colours shall be made available for the prior approval of the Planning Authority. Only the external finishing material and colours approved by the Planning Authority shall be used in the development.

Reason: *To safeguard the character and visual amenity of the area.*

3. Two footway extensions shall be provided, one each side of the junction of Louisa Square with Carnethie Street. They shall be designed to give improved sightlines for pedestrians crossing that junction. Details of the footway extensions shall be submitted for the prior approval of the Planning Authority. The footway extensions shall be formed prior to the extension first coming into use. .

Reason: *In the interests of pedestrian safety for pupils accessing the extended school.*

4. Twelve cycle parking spaces shall be provided on the application site in accordance with details; including type and location, to be submitted

for the prior approval of the Planning Authority. The cycle parking spaces formed shall be made available for use prior to the extension first coming into use and shall thereafter be retained unless otherwise approved in writing by the Planning Authority.

Reason: *In order to ensure the provision of adequate cycle parking to accommodate the increase in pupils that will result from the extension hereby approved.*

5. Within the first planting season (October to April) following the construction of the extension, five large growing trees of a species, size and position to be approved in advance by the Planning Authority, shall be planted in the grassed area in the south east corner of the site. If within 5 years from the date of planting any of the trees dies, is seriously damaged or is removed, it shall be replaced in the next planning season with a tree of the same species.

Reason: *To compensate for the loss of the 5 mature trees that will have to be felled to facilitate the proposed development, in the interests of safeguarding the character and amenity of the area.*

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Application No: 13/00024/DPP

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Background Papers: None.