

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT

St Anne's RC Primary School, Moss Bank, Crumpsall, M8 5AB

This application is seeking a certificate of lawful development and confirmation ahead of commencement.

The proposals comply with the permitted development guidance as set out by The Town and Country Planning (General Permitted Development) (England) Order 2015

The relevant guidance for this proposal is set out below:

- (a) the development is within the curtilage of an existing school
- (b) the development is only used as part of, or for a purpose incidental to, the use of that school (provision of school kitchen facilities)
- (c) any new building erected is to be constructed using materials which have a similar external appearance to those used for the original school building (materials are specified to match the existing, as per Drawing PL07).
- (d) any extension or alteration is constructed using materials which have a similar external appearance to those used for the building being extended (materials are specified to match the existing, as per Drawing PL07);
- (e) the proposed extension does not result in an increase in the school's published admission number (the kitchen extension is to serve the existing number of pupils and staff only – the existing kitchen facilities are significantly undersized, presenting a health and safety risk to kitchen staff).

The proposed development does not fall under any of the following exclusions per The Town and Country Planning (General Permitted Development) (England) Order 2015 —

(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of—

(i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 21st April 2021; or

(ii) 250 square metres;

The proposed development is less than 25% of the cumulative footprint of the school, and substantially less than 250m² with the extension forming a new area of 21.58m². The existing footprint of the school building is in the region of 1,750m².

(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;

(ba) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;

The proposed extension is more than 5m away from the existing boundary line in all directions. The closest distance from the new extension to the existing boundary is 18.5m.

(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

The proposed extension does not require the development of any land used as a playing field.

(d) if the height of any new building erected would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or

(ii) in all other cases, 6 metres;

The proposed extension is 2.85m high, to match the height of the existing building in this area.

(da) if the height of any rooftop structure would exceed 1.5 metres;

No rooftop structure is included in the proposal.

(e) if the height of the building as extended or altered would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or

(ii) in all other cases, the height of the building being extended or altered;

The proposed height of the extension is not greater than the height of the building being extended.

(f) if the development would be within the curtilage of a listed building;

(g) unless—

(i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

The proposed development is not within the curtilage of a listed building.