

Uxbridge High School Permitted Development Supporting Checklist

The proposal to extend and adapt the existing building has been assessed against the criteria contained in Schedule 2/ Part 7 of The Town and Country Planning (General Permitted Development)(England) (Amendment) Order 2021

<https://www.legislation.gov.uk/uksi/2015/596/schedule/2/part/7/crossheading/class-m-extensions-etc-for-schools-colleges-universities-and-hospitals>

M.1 Development is not permitted by Class M

Criteria	Relevant information
(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after [the relevant date] would exceed the greater of— (i)25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on [the relevant date]; or (ii)250 square metres;	Existing footprint = Approx 12,000sqm Increase to footprint is very limited – front entrance has small area of entrance canopy side wall = 3sqm No increase to footprint due to rear extension as it is within existing footprint (removal of single storey infill and replacement with two storey infill)
(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;	Not relevant
(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;	Land directly adjacent to works is not residential. Public road to north. Distance from proposed front entrance canopy, across road to residential boundary = 16.9m. Nearest residential boundary to the east is 110.9m away. Refer to gdm drawing 4445_P003_P1
(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;	No change proposed to 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; (da)if the height of any rooftop structure would exceed 1.5 metres; (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; (f)if the development would be within the curtilage of a listed building; or (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;	Refer to gdm drawing 4445_P003_P1 for distances to boundaries Front extension is within 10m of boundary: 4.9m to nearest boundary Height of canopy = 4m Rear extension: Distance to nearest boundary = 20m Height of extension = 7.4m to match existing Use = education

(ii)in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services	Not relevant
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M.2 Development is permitted by Class M subject to the following conditions—

(a)the development is within the curtilage of an existing school, college, university or hospital;	Existing school
(b)the development is only used as part of, or for a purpose incidental to, the use of that school, college, university or hospital;	Use = incidental to school
(c)any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings;	Not article 2(3) land
(d)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered	Not article 2(3) land
(e)where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;	No increase to admission number
(f)where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to— (i)transport and highways impacts of the proposed development; (ii)the design and external appearance of the erection, extension or alteration; or (iii)the impact of the development on heritage and archaeology;	Not a university
(g)an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);	Not relevant
(h)development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval	Not relevant

<p>(i) where proposed development under Class M relates to the erection, extension or alteration of an open prison building, before beginning development the developer must—</p> <p>(i) assess the contamination and flood risks of the development;</p> <p>(ii) identify measures to reduce, so far as practicable, any contamination or flood risks of the development;</p> <p>(iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and</p> <p>(iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);</p>	Not relevant
<p>(j) the documents and information specified in sub-paragraph (i)(iv) are—</p> <p>(i) a written description of the proposed development;</p> <p>(ii) a plan indicating the site and showing the proposed development;</p> <p>(iii) a drawing, prepared to an identified scale, showing—</p> <p>(aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and</p> <p>(bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration;</p> <p>(iv) the proposed commencement date;</p> <p>(v) written confirmation that development will not take place on any land used as a playing field, and remaining in that use, at any time in the 5 years before the proposed commencement date;</p> <p>(vi) the developer's contact address; and</p> <p>(vii) the developer's email address if the developer is content to receive communications electronically</p>	Not relevant

Conclusion

The proposal is within the limitations described for Permitted Development.