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DATE: 11 July 2014

## PLANS SUB-COMMITTEE NO. 4

Meeting to be held on Thursday 17 July 2014

### SUPPLEMENTARY AGENDA

**8 THE CHAIRMAN TO MOVE THAT THE ATTACHED REPORT, NOT INCLUDED IN THE PUBLISHED AGENDA, BE CONSIDERED AS A MATTER OF URGENCY ON THE FOLLOWING GROUNDS:**

In order that the proposed works can be carried out over the school summer holiday and be ready for the new school year should Members consider the application to be acceptable.

Agenda Item	Ward	Page Nos.	Description of Application
8.1	Copers Cope	1-4	(14/01411/FULL1) - Worsley Bridge Junior School, Brackley Road, Beckenham

*Copies of the documents referred to above can be obtained from*  
[www.bromley.gov.uk/meetings](http://www.bromley.gov.uk/meetings)

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## SECTION '1' – Applications submitted by the London Borough of Bromley

**Application No :** 14/01411/FULL1

**Ward:**  
**Copers Cope**

**Address :** Worsley Bridge Junior School Brackley  
Road Beckenham BR3 1RF

**OS Grid Ref:** E: 537322 N: 170426

**Applicant :** Mrs Jacqueline Pike

**Objections : NO**

### **Description of Development:**

Replacement glazing to form larger windows and new door openings out on to playground.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Urban Open Space

### **Proposal**

Permission replacement glazing to form larger windows and new door openings out on to playground.

### **Location**

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

### **Comments from Local Residents**

Nearby properties were notified and no representations were received.

### **Comments from Consultees**

Highways advise that it appears that there are no changes proposed to the highway aspects and so no objections are raised to the application.

### **Planning Considerations**

The application falls to be determined in accordance with the following Unitary Development Plan policies:

- BE1 Design of New Development
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities

In strategic terms the most relevant London Plan policies are:

### 3.18 Education Facilities

National Planning Policy Framework 2012

## Conclusions

The main issues to be considered are the impact on designated Urban Open Space (UOS) and the impact on amenities of residents of nearby residential properties

With regard to the impact on the designated Urban Open Space the proposal is for elevational changes to the building facing opening out on to the playground. On this basis it is considered that there would not unduly impair the open nature of the site.

Similarly, is considered that the development would not have a detrimental effect on the amenities of the occupants of nearby residential properties.

This application is considered to be acceptable at this location.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/01411, and any associated history excluding exempt information.

as amended by documents received on 09.07.2014

## RECOMMENDATION: PERMISSION

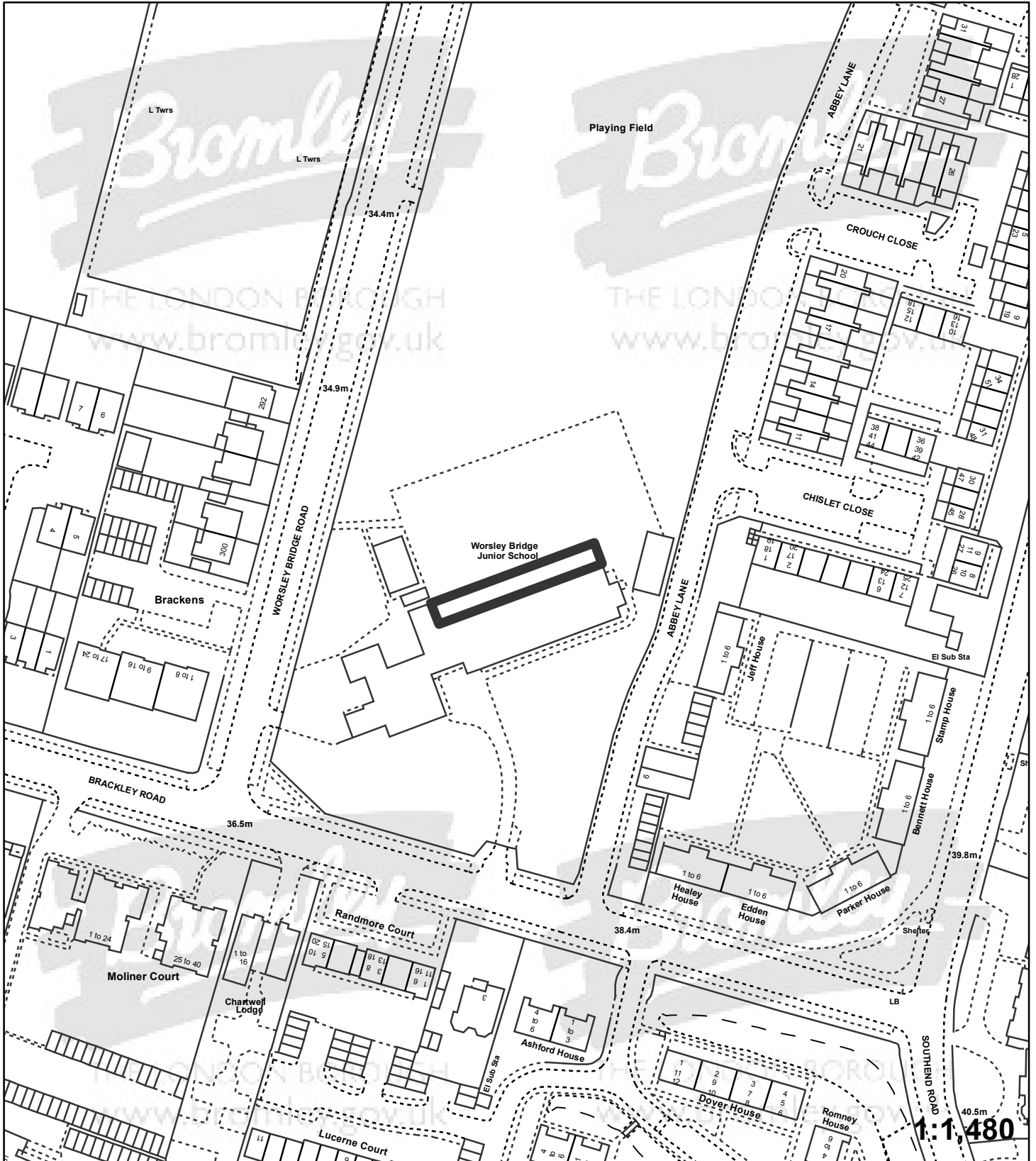
Subject to the following conditions:

- |   |        |                                          |
|---|--------|------------------------------------------|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 3 | ACK01  | Compliance with submitted plan           |
|   | ACC01R | Reason C01                               |

**Application:**14/01411/FULL1

**Address:** Worsley Bridge Junior School Brackley Road Beckenham BR3 1RF

**Proposal:** Replacement glazing to form larger windows and new door openings out on to playground.



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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