

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/02679/FULL1

Ward:
Farnborough And Crofton

Address : Farnborough Primary School
Farnborough Hill Orpington BR6 7EQ

OS Grid Ref: E: 544497 N: 164204

Applicant : Farnborough Primary School

Objections : NO

Description of Development:

Elevational alterations to year four classroom relating to position of windows, doors, pitched roof and gable features. (Amendment to planning permission 10/01118 granted for a single storey extension to provide enlarged classroom and 1 additional classroom with associated link walkway and sun canopy)

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Distributor Roads

Proposal

- The proposal seeks to provide an extended pitched roof to the classroom building permitted under ref. 10/01118. The amendments include gable features above the fenestration on the north east elevation. Other alterations include the changing of the fenestration to form one double door and one window on the same elevation.
- The provision of the pitched roof will give the building a total height of 3.5m and this height will remain subservient to the main school building.

Location

Farnborough Primary School occupies a large site of approximately 1.4ha within a residential area of Farnborough Village. It is surrounded by a mixture of predominantly detached and semi-detached two storey residential dwellings and open land. The site lies within the Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

In respect to the previous application, no Thames Water objections are raised. No comments were received from the Education department and no technical drainage comments were made.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE11 (Conservation Areas), NE7 (Development and Trees), C1 (Community Facilities), C7 (Education And Pre-School Facilities) and G1 (Green Belt) of the adopted Unitary Development Plan.

In strategic terms the most relevant London Plan policies are:

3A.24 Educational facilities

4B.1 Design principles for a compact city

4B.8 Respect local context and communities.

Planning History

Planning permission was granted under ref. 04/02424 for a single storey front extension.

Planning permission was granted under ref. 05/01128 for a single storey rear extension.

Planning permission was granted under ref. 06/04325 for a detached 'toast-rack' style cycle shelter building.

Planning permission was granted under ref. 10/01118 for 2 single storey extensions to provide enlarged classroom and 1 additional classroom with associated link walkway and sun canopy.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the nearby Conservation Area, the appropriateness and impact upon the openness of the Green Belt, the impact that the development would have on the amenities of the occupants of the surrounding residential properties and the impact on the character of the host building.

The proposed structure does not bring the built development on the land significantly closer to neighbouring residential properties and it is considered that the amenities of these properties will not be harmed by the structures. The structure is designed to complement the design of the host building and is not considered to be obtrusive. The extension will however have an impact on the

open Green Belt land that forms the playing field within the school grounds and this was previously considered by Members to be acceptable. Members must again assess the impact of the additional bulk to the roof, however this bulk may be considered minimal and unlikely to result in a seriously harmful impact on the openness of the area, given the planning history.

It was previously considered that the remaining open land would be sufficient to be used as a substantial playing field. It is proposed that matching materials are to be used and any visual impact can be conditioned appropriately.

In respect to the character of the building, the proposed roof addition is considered to be in keeping with the character of the host building. The new classroom will have an independent roof but will not detract from the main character and is designed to match in style and materials. The roof will be subservient to the main school building.

It is not considered that the proposal will harm the nearby conservation area and the materials will match the existing building on the site. The building will also not be readily visible from the public areas or the nearby conservation area to the west. The extension will be within the built-up area of the school, but will impose on the open Green Belt land to the rear.

No additional pupils or staff were previously proposed and therefore no additional traffic or car parking issues were considered to arise as a result of the proposal.

The applicant previously provided a statement of what they consider to be very special circumstances to justify the development. The points raised are summarised as follows:

- existing classrooms are non-compliant with current OFSTED regulations for schools
- the school is a mainstream one and is expected to satisfy these guidelines in order to prevent displacement of children.
- class sizes are not expected to drop below 30 per class in the future.

On this basis, Members found the proposal acceptable. Members must consider whether they agree that the scale and design of the roof extensions, along with the very special circumstances previously presented are sufficient to warrant making an exception to normal Green Belt policy.

On balance the proposal is considered to be acceptable in that it will not impact on the character of the host building and will not impact on the amenities of neighbouring properties. No significant impact is considered to result to the nearby Conservation Area. There would be an impact on the openness of the Green Belt however and Members previously considered that very special circumstances were demonstrated to justify the building in compliance with Policy G1 of the UDP. On balance it is considered that the circumstances put forward do outweigh Green Belt concerns in this case.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01118 and 11/02679, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACB05 Replacement tree(s) elsewhere on site
 ACB05R Reason B05
- 3 ACC07 Materials as set out in application
 ACC07R Reason C07
- 4 Details of the materials to be used for the external surfaces of the Year 6 classroom extension shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

Reasons for granting permission:

In granting planning permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- NE7 Development and Trees
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- G1 Green Belt

The development is considered to be satisfactory in relation to the following:

- (a) the character of the development in the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (c) The open land policies of the development plan
- (d) the community facilities policies of the development plan
- (e) the highways policies of the development plan

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