

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

Application No : 12/00323/FULL1

Ward:
Bromley Town

Address : The Ravensbourne School Hayes Lane
Hayes Bromley BR2 9EH

OS Grid Ref: E: 540682 N: 168046

Applicant : The Ravensbourne School

Objections : YES

Description of Development:

Retention of detached single storey storage building RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Urban Open Space

Proposal

Planning permission is sought retrospectively for a detached single storey storage building that has been constructed within the school grounds, adjacent to the western site boundary (and public footpath) to the north of the school buildings. The full details of the proposal are as follows:

- prefabricated steel construction, painted green
- measures 8m in width, 12m in depth and has a height of 3.7m
- use primarily for the storage of grounds maintenance equipment including tractor and various mower attachments, tractor trailer, hand mowers, trimmers, spades, wheelbarrows and other hand equipment
- also used to store school chairs, and to house the workshop for the school carpenter.

The applicant has submitted a Planning, Design and Access Statement in support of the proposal. The main points of this document can be summarised as follows:

- shed replaces an open topped 'container' which was in the same place previously

- the building is essential to store equipment securely associated with the upkeep and maintenance of the school and its grounds
- building has been sensitively sited and is not positioned on an open part of the site that would be highly visible and prominent
- the proposal is small scale and supports the outdoor recreational use of the playing fields and facilities on the site (the proposal is therefore compliant with Policy G8)
- the scale and siting of the proposal is correct for its intended purpose and it has been positioned close to existing school buildings
- the building is not positioned on any part of the site that could be deemed to be exposed and harmful to the open nature of this area of Urban Open Space and does not preclude the enjoyment of existing playing fields which serve the school and wider community
- the building has been positioned to cause no harm to residential amenity and enables a secure storage facility to be provided, consistent with Policy BE1
- the proposal is compliant with Unitary Development Plan Policies and it is respectfully requested that planning permission be granted to enable the building to be retained.

In addition to the above, a full list of the equipment stored in the building was provided by e-mail dated 9th March 2012. The applicant's agent has also indicated that two existing outbuildings, located on the eastern side of the site adjacent to Vincent Close, could be removed to minimise the extent of built form at the site.

Location

The application site occupies a substantial area of land, located on the northern side of Hayes Lane and host to a Grade II listed secondary school. The site is designated Urban Open Space.

Comments from Local Residents

Nearby owners/occupiers were notified of the application, and representations were received which can be summarised as follows:

- container previously on the site was smaller than the new building (around ¼ of the size), and located closer the school buildings
- container previously used to store sports equipment not grounds maintenance equipment
- building is in highly prominent position, adjacent to the public footpath and highly visible to the general public and residents, also from street level in Sandford Road
- the building affects the setting of the listed building
- building is an eyesore and impacts upon residential amenities
- development does not relate to the existing use
- raises further questions for security in providing a platform for burglars/intruders

- due to its proximity to the boundary the flank elevation of the building cannot be satisfactorily maintained
- building is industrial in appearance
- building should be removed or re-sited elsewhere
- building is of a crude, purely functional design and a bulk which is inappropriate for the location adjacent to the footpath and very close to private dwellings
- concern that building has been put up without planning permission
- shed is oversized
- application not credible and contains misleading information
- School should have been aware that planning permission was required
- no evidence to support statement that building is essential for grounds maintenance
- building is not sensitively sited, affecting the amenities of residents and enclosing an area of Urban Open Space
- it is not a replacement building, is not small scale and exceeds the site coverage for the previous temporary container
- development is not imaginative and attractive to look at and does not complement the scale, form layout and materials of adjacent buildings, therefore failing to meet the requirements of Policy BE1
- development is not small scale and the equipment could be stored elsewhere
- concerns that building is to be used for the school farm and not storage as submitted
- creates a barrier to the alleyway causing a blind spot, where there has been well documented anti-social behaviour
- the equipment housed in the building is very large, including seated lawn mowers that are very noisy going in and out of the building
- the doors themselves make a loud noise when being opened and closed
- concern that petrol may be stored in the building which may be a hazard
- would like to see the building re-located somewhere closer to the school and away from nearby homes where it won't be a noise nuisance and eye sore.

Comments were also received from the Ravensbourne Residents Association, echoing the comments recorded above.

Comments from Consultees

The Police Crime Prevention Design Advisor would seek to ensure that adequate security measures have been taken, to prevent any future criminality. The applicant's agent has provided details of the security measures employed for the building, and any further comments in response to this information will be provided at the meeting.

Planning Considerations

The application falls to be determined against the following policies:

Unitary Development Plan:

BE1 Design of New Development
BE8 Statutory Listed Buildings
G8 Urban Open Space

Also of relevance is the National Planning Policy Framework (NPPF).

From the conservation perspective, no objections are raised.

Planning History

There is extensive planning history relating to the site. Most recently, a retrospective planning application was refused under ref. 11/03827 for the retention of gates and fencing with roller spike wire above on Cromwell Close frontage.

Conclusions

The main issues for consideration in this case will be the impact of the detached storage building on the character and appearance of the area; the impact on the amenities of neighbouring residential properties; the acceptability of the development within designated Urban Open Space with particular regard to the impact on its open nature, and; the impact on the setting of the listed building.

Concerning the impact on the character and appearance of the area in general terms, it is noted that the building is sited on a higher ground level than the adjacent footpath and dwellings in Sandford Road. However, the building is of relatively modest dimensions and whilst being visible in the wider area, is not considered to be unduly prominent or harmful to the visual amenities of the area.

With regard to the impact on neighbouring residential properties, the building is closest to Nos. 90 and 92 Sandford Road, and would most likely be visible from these properties. Whilst a degree of visual impact arises from the building, the scale and colour of the building is such that the impact would not give rise to an unacceptable loss of residential amenity. Given the separation to the neighbouring dwellings, it is not considered that an unacceptable loss of light or prospect would arise. Concerns have also been raised locally regarding noise and disturbance arising from the equipment stored within the building, particularly the seated lawn mower. Whilst it is accepted that such equipment would give rise to a degree of noise and disturbance when entering and exiting the building, any such noise would be in relatively short bursts, therefore resulting in limited harm.

The building, in providing secure storage for grounds maintenance equipment, is related to the existing use of the site and as a consequence is considered to constitute acceptable development within the designated Urban Open Space. The development is considered to be small scale in the context of the site, is of single storey construction, and given its siting close to the main complex of school buildings, is not considered to unduly impair the open nature of the site.

Concerning any impact to the listed building, as noted above the storage building is close to the school complex. Whilst the building is utilitarian in appearance, this is

reflective of its function and in this instance it is not considered that the setting of the listed building would be unduly affected.

Having regard to the above, Members may find the proposed storage shed acceptable on balance and agree that planning permission should be granted retrospectively.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/03827 and 12/00323, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development hereby permitted shall incorporate measures to minimise the risk of crime. Within 1 month of the date of this decision, details of such measures, according to the principles and physical security requirements of Secured by Design, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented within 1 month of the approval by the Local Planning Authority and shall thereafter be retained.

Reason: In the interest of security and crime prevention, and in order to comply with Policy BE1 of the Unitary Development Plan.

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE8 Statutory Listed Buildings
G8 Urban Open Space

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 of the proposal on the open nature of the Urban Open Space
- (c) the impact of the proposal on the setting of the listed building
- (d) the small scale and use of the building which is related to the existing use of the site
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety and security of buildings and the spaces around them
- (g) the design and conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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RETROSPECTIVE APPLICATION

