

Application No : 10/01038/FULL1

**Ward:
Chislehurst**

**Address : Babington House School Grange Drive
Chislehurst BR7 5ES**

OS Grid Ref: E: 542607 N: 170812

**Applicant : The Governors Of Babington House School
Objections : NO**

Description of Development:

Proposed temporary car park for 20 cars with access off Clifford Avenue

Proposal

- The proposal seeks to provide a temporary car park towards the northeast of the site with a temporary new access onto Clifford Avenue for a period of one year from June 2010 to July 2011.
- The car park will accommodate 20 cars in two rows of 10.

Location

Babington House School occupies a site of 0.6 ha within the western section of Chislehurst and is surrounded by a mixture of predominantly detached two storey residential dwellings.

Comments from Local Residents

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

Comments from Consultees

At the time of writing the report, no Thames Water, technical drainage or highways comments had been received. Any further comments will be reported verbally at the meeting.

Planning Considerations

Policies relevant to the consideration of this application are BE1 (Design of New Development), BE10 (Locally Listed Buildings), C1 (community Facilities), C7 (Education And Pre-School Facilities), NE7 (Development and Trees), T3 (Parking), T11 (New Accesses) and T18 (Road Safety) of the adopted Unitary Development Plan.

There are a number of other relevant policy documents that come under the general category of other 'material considerations'. These include:

PPS1 Delivering Sustainable Development
PPG24 Planning and Noise.

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. 08/03940 for demolition of existing assembly hall and drama studio and erection of part one/two/three storey extension to the north of the site to provide new dining area, assembly hall, changing room and music room (amendment to phase 3 of permission granted under refs. 00/002853 and 04/04633).

A planning application is under consideration at this Plans Sub-Committee under ref. 10/00943 for a temporary classroom.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that the development would have on the amenities of the occupants of the surrounding residential properties, the impact on the character of the character of the nearby locally listed building and the impact on highway safety.

No significant trees are considered to be affected by the proposal and the area of hardstanding will be sited some distance from the locally listed building thereby not impacting significantly on its setting.

In respect to highway safety, there appears to be adequate room for vehicles to turn on site and leave in a forward gear, however at the time of writing the report no technical comments had been received. Adequate sightlines should also be provided onto Clifford Avenue, which is not a classified road. This can be controlled via a condition. The car park will increase car parking on the site by 6 spaces. This is not considered to be significant.

The proposed car park will be sited closer to the residential properties to the north on Clifford Avenue, however it is considered that in light of the limited hours of use that the car park is likely to be used for, this impact would not be excessive. More extensive use, including evenings, would exacerbate the impact and result in possible headlight pollution for instance.

The car park will result in a significant reduction in open space useable by the school and this is regrettable. However, it is accepted by the Council that this is a temporary measure and therefore the land can be conditioned to be returned to its former condition after the main building works at the school are completed.

On balance the proposal is considered to be necessary in order for the school to continue to operate during the major redevelopment previously permitted under ref. 08/03940. The proposal is considered acceptable and it is recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 08/03940, 10/00943 and 10/01038 excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACE01 Limited period - buildings (1 insert) 31st July 2011.
ACE01R Reason E01
- 3 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 4 The car park and associated access hereby permitted shall be removed and the land reinstated to its former condition on or before 31st July 2011.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the 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
- BE10 Locally Listed Buildings
- C1 Community Facilities
- C7 Education and Pre-School Facilities
- NE7 Development and Trees
- T3 Parking
- T11 New Accesses
- T18 Road Safety

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

- (a) the relationship of the development to adjacent locally listed building

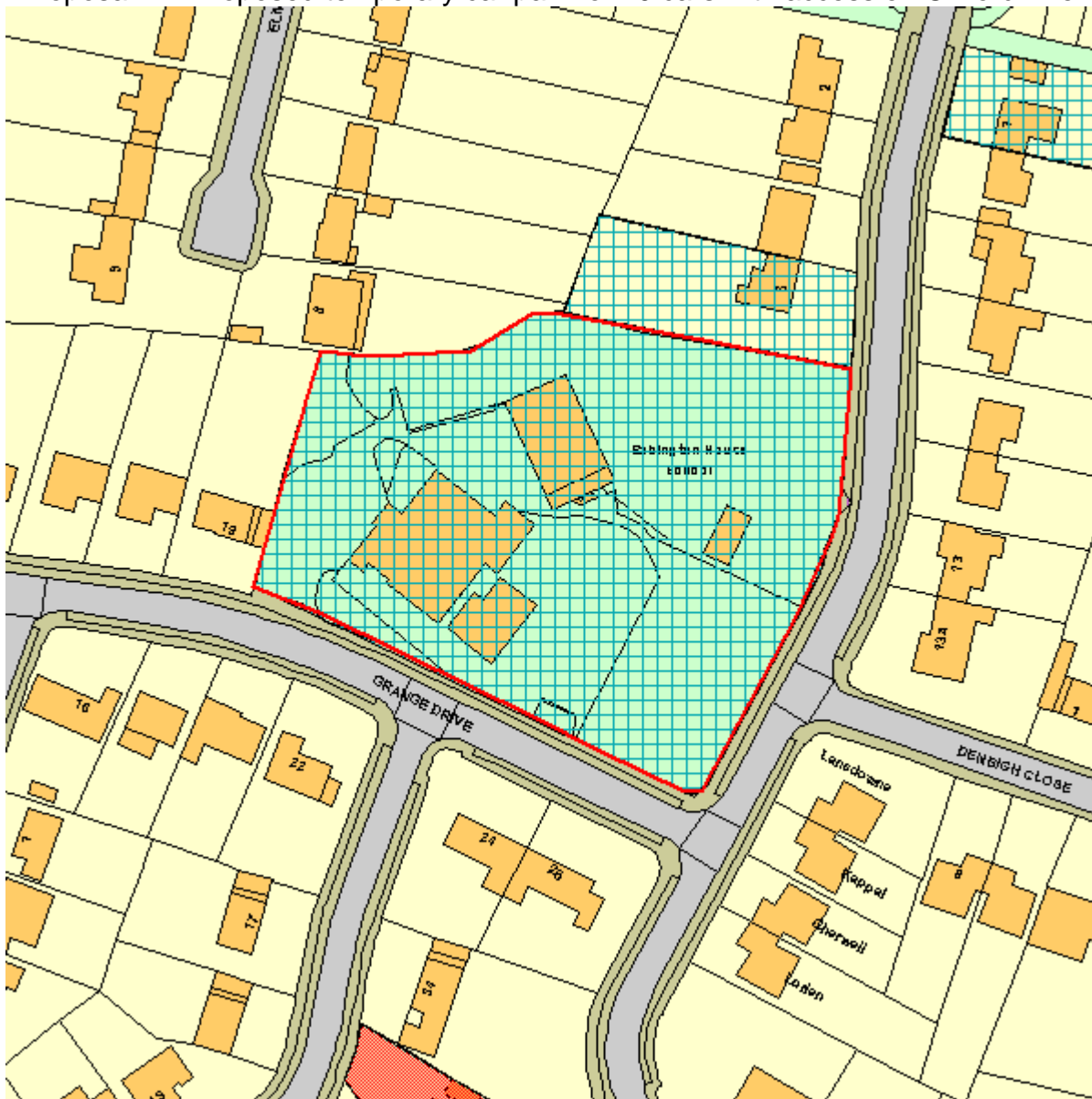
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the community facilities policies of the development plan
- (e) the transport policies of the development plan.

and having regard to all other matters raised.

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