

LONDON BOROUGH OF BROMLEY

**TOWN PLANNING
RENEWAL AND RECREATION DEPARTMENT**

Development Control Committee (DC) on 25th May 2010

REPORT OF THE CHIEF PLANNER

Application No : 10/00844/FULL1

**Ward:
Chelsfield And Pratts
Bottom**

**Address : The Highway Primary School The
Highway Orpington BR6 9DJ**

OS Grid Ref: E: 547078 N: 164431

Applicant : The Highway Primary School

Objections : NO

Description of Development:

Demolition of north-east and south-west wings of school and alterations to central block. 2 single storey extensions to provide replacement classrooms and children and family centre (including replacement nursery) with hard play area and 18 car parking spaces

Proposal

Planning permission is sought for the following development:

- the demolition of the existing western classroom wing and construction of a new replacement classroom wing to the rear of the existing block
- the demolition of the existing eastern wing and replacement building to provide a new children and family centre and 30 place pre-school nursery
- demolition of existing temporary nursery building (but retain existing independent Mother and Toddler building) to the north of the site
- single storey extension including improved entrance at the front of the retained central block
- 8 car parking spaces with vehicular access from The Highway
- enlargement of existing hard play area.

The location of vehicular access to The Highway will not be altered. At present it also provides a pedestrian access to the school. It is proposed to provide a separate

pedestrian access adjacent to the vehicular access, and a new pedestrian access point for the children and family centre and nursery. The existing pedestrian access from the public footpath on the south-west boundary will be relocated to the north-west and will be from the footway of Arundel Drive.

The development work is proposed in two phases set out in the Design and Access Statements.

The following supporting documents have been provided in addition to the submitted plans:

- Energy Statement
- Sustainability Statement
- BREEAM pre-assessment
- Arboricultural Implications Assessment and Arboricultural Method Statement
- Tree Survey Report
- Phase One Environmental Review
- Asset Location Search (Thames Water)
- Ground Appraisal Report
- Design and Access Statement
- Archaeology Report

The Design and Access Statement sets out the key objectives of the scheme, as follows - addressing major deficiencies within the existing premises by providing facilities which are well-designed, built, operated and maintained to comply with current statutory requirements, in order to deliver the National Curriculum; championing sustainability; to provide a building that is well serviced and robust; to provide an attractive environment for teaching and learning; to provide a modern building base.

Location

The application site is located on the north-western side of The Highway. The main school buildings are on the south-east side of the site and the temporary nursery and Mother and Toddler Club are on the rear/northern part of the site, which has a pedestrian access to Eton Road. As described above, the main school forms three distinct sections with classrooms wings either side of the central block which comprises the main hall, dining hall and offices. Part of the south-west boundary is with footway of Arundel Drive, the remainder is with a public footpath linking to The Highway.

Comments from Local Residents

At the time of writing this report no local objections had been received.

Comments from Consultees

Highways- no objections are raised in principle to the application but details are required of the construction management plan.

Metropolitan Police- no objections raised.

Drainage- the site is located within the Environment Agency's Source Protection Zones 1 or 2 and it is proposed to drain to soakaways. The Environment Agency were consulted but have assessed the application as low environmental risk and have not commented further.

To date no responses have been received from Thames Water and Environmental Health.

Planning Considerations

The site is not designated as open space in the Unitary Development Plan.

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

- BE1 Design of New Development
- C1 Community Facilities
- C7 Educational and pre-school facilities
- T18 Road Safety

In strategic terms the most relevant London Plan policies are:

- 3A.18 Protection and enhancement of social infrastructure and community facilities
- 3A.24 Education Facilities

From a policy point of view the introduction of the children and family centre will benefit the local community and are considered to comply with the education policies within the Unitary Development Plan and the London Plan.

With regard to trees, the tree reports describe the trees on the site and the impact of the proposed development. It is considered that no significant trees will be lost as a result of the proposal.

Planning History

The site has been the subject of several previous applications, the most relevant of which are as follows:

- 08/03608- planning permission was granted for a replacement fence

- 05/02217- the variation of condition 1 of ref. 05/00521 to allow the temporary siting of building for use by mother, baby and toddler group for a 5 year period (permission expires on 31.08.10)

Other applications concern the mother and toddler group.

Conclusions

The main issues in considering this application are whether the proposed scheme would impact detrimentally on the amenities of adjoining residents or the character of the area.

The site is not protected by any open space policies in the Unitary Development Plan and as such there is no planning objection in principle to rebuilding the school as proposed. The new buildings will respect the existing form and layout of the school. The proposed replacement buildings will remain single storey and although the western wing will be moved further back into the site a satisfactory distance will be retained to the nearest neighbour at No.73 Arundel Drive.

With regard to the impact of the proposal on the residential amenities of nearby neighbours it is considered that given the number of children at the school will not be increasing, and as the form and siting of the proposed buildings will closely follow that of the present school, the development will not have a detrimental impact.

In terms of the relocated car parking spaces, the proposed layout will provide the same number of spaces but in a more formal arrangement. The car parking will be reasonably well separated from the adjacent residential properties and an area of open space will be retained in front of it. Vehicular access to the school will remain from The Highway. Pedestrian access arrangements will be improved by segregating them from the vehicle access and locating the access in Arundel Drive (rather than from the nearby public footpath).

The development will not increase in the amount of vehicular movements in and around the site as the proposal is to provide improved facilities for the school and not to increase student numbers. There have been no objections raised in principle to the proposal for the Council's Highways Engineer and it is considered that the application complies with the UDP Transport policies.

Although there are a number of trees are to be removed as part of the scheme it is considered that no significant trees would be lost as a result of the proposal.

It is considered that the children and family centre will be a benefit to the local community as it will be able to fulfil a wider range of community needs, and the proposed school extensions will result in improved facilities at the site.

On balance, taking into account the relevant UDP policies and the above considerations, it is considered that development in the manner proposed is acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref.10/00844, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|----|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACA04 | Landscaping Scheme - full app no details |
| | ACA04R | Reason A04 |
| 3 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 4 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |
| 5 | ACD02 | Surface water drainage - no det. submit |
| | ADD02R | Reason D02 |
| 6 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 7 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 8 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 9 | ACH32 | Highway Drainage |
| | ADH32R | Reason H32 |
| 10 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |

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
- C1 Community Facilities
- C7 Educational and pre-school facilities
- T18 Road Safety

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

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property

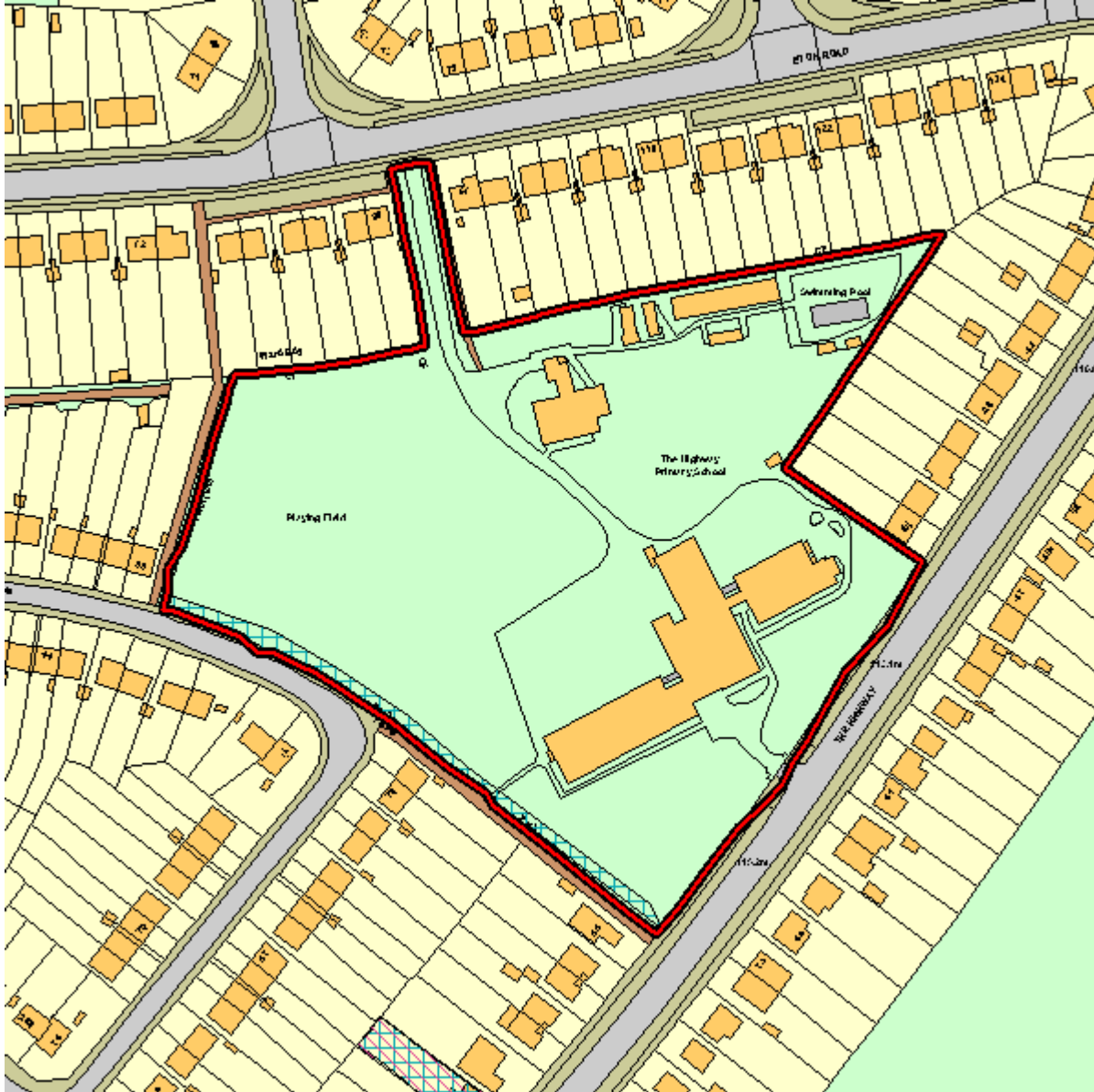
- (c) the character of the development in the surrounding areas
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the safety of pedestrians and motorists on the adjacent highway
- (f) the safety and security of buildings and spaces around them
- (g) accessibility to buildings
- (h) the community policies of the development plan
- (i) the relationship of the development to trees to be retained

and having regard to all other matters raised.

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