

Application No : 10/01271/FULL1

**Ward:
Chislehurst**

**Address : Farringtons School Perry Street
Chislehurst BR7 6PU**

OS Grid Ref: E: 544956 N: 170418

Applicant : Jill Niggemann

Objections : NO

Description of Development:

Canopy shelter and zip wire playing structure with associated fencing

Key designations:

Conservation Area: Chislehurst

Green Belt

Locally Listed Building

Proposal

- The proposal seeks to provide a zip wire play facility on an area of unused ground within the built area of the school.
- The zip wire will have a length of approx. 21m.
- The existing playhouse and swing will be repositioned and a new low fence and entrance gate will be included
- The proposal includes a new green canopy of 3.3m in height and with dimensions of approx. 8m x 5m to be sited at the outdoor play area to the western boundary of the site near to the adjacent properties on Shepherds Green.

The applicant has submitted a statement containing what they feel to be very special circumstances to justify the development Within the Green Belt and this is summarised as follows:

- Improved recreational facilities and outdoor enjoyment of the land
- Facilities provided will be within existing built area of the site
- Canopy will facilitate outdoor teaching, which is required in line with Best Practice Guidance.

Location

Farringtons School occupies a large site within the Chislehurst Conservation Area and is surrounded by a mixture of predominantly 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

No Thames Water objections are raised.

APCA has not inspected then application at the time of writing the report. 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), BE11 (Conservation Areas), C1 (Community Facilities), C7 (Education And Pre-School Facilities) and G1 (Green Belt) 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. 08/01052 for a single storey detached building to provide changing rooms and enclosure for existing swimming pool.

A planning application is currently under consideration under ref. 10/ 01202 for the extension of sports building to provide additional changing room, elevational alterations and infilling of side walkway.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the Chislehurst Conservation Area and 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 character of the nearby locally listed building.

The proposed canopy structure does not bring the built development on the land significantly closer to neighbouring residential properties on Shepherds Green and it is considered that the amenities of these properties will not be harmed by the structure as it will be a considerable distance away. The proposed play facility structure is designed to sit within an area of built development and will utilise a currently disused area of the site. The zip wire structure is not considered to impact significantly on the character of the Conservation Area and is also out of the vicinity of the locally listed building, therefore not harming its setting.

In respect to the Chislehurst Conservation Area, the proposal is considered to be small-scale and in keeping with the character of the school. It is not considered that the proposal will harm the conservation area subject to suitable materials and will not be readily visible from the public areas of the conservation area.

On balance the proposal is considered to be acceptable in that it will not impact on the setting of the locally listed building, will not impact on the amenities of neighbouring properties and will not impact detrimentally on the character and appearance of the Chislehurst Conservation Area. Members may consider that the information submitted demonstrates very special circumstances to justify such a structure in compliance with Policy G1 of the UDP, or alternatively that the play facility is an essential structure for the outdoor recreational use of the land and therefore could be appropriate development. It is therefore recommended that the application be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on files refs. 10/01202 and 10/01271, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

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

BE11 Conservation Areas
C1 Community Facilities
C7 Education and Pre-School Facilities
G1 Green Belt

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

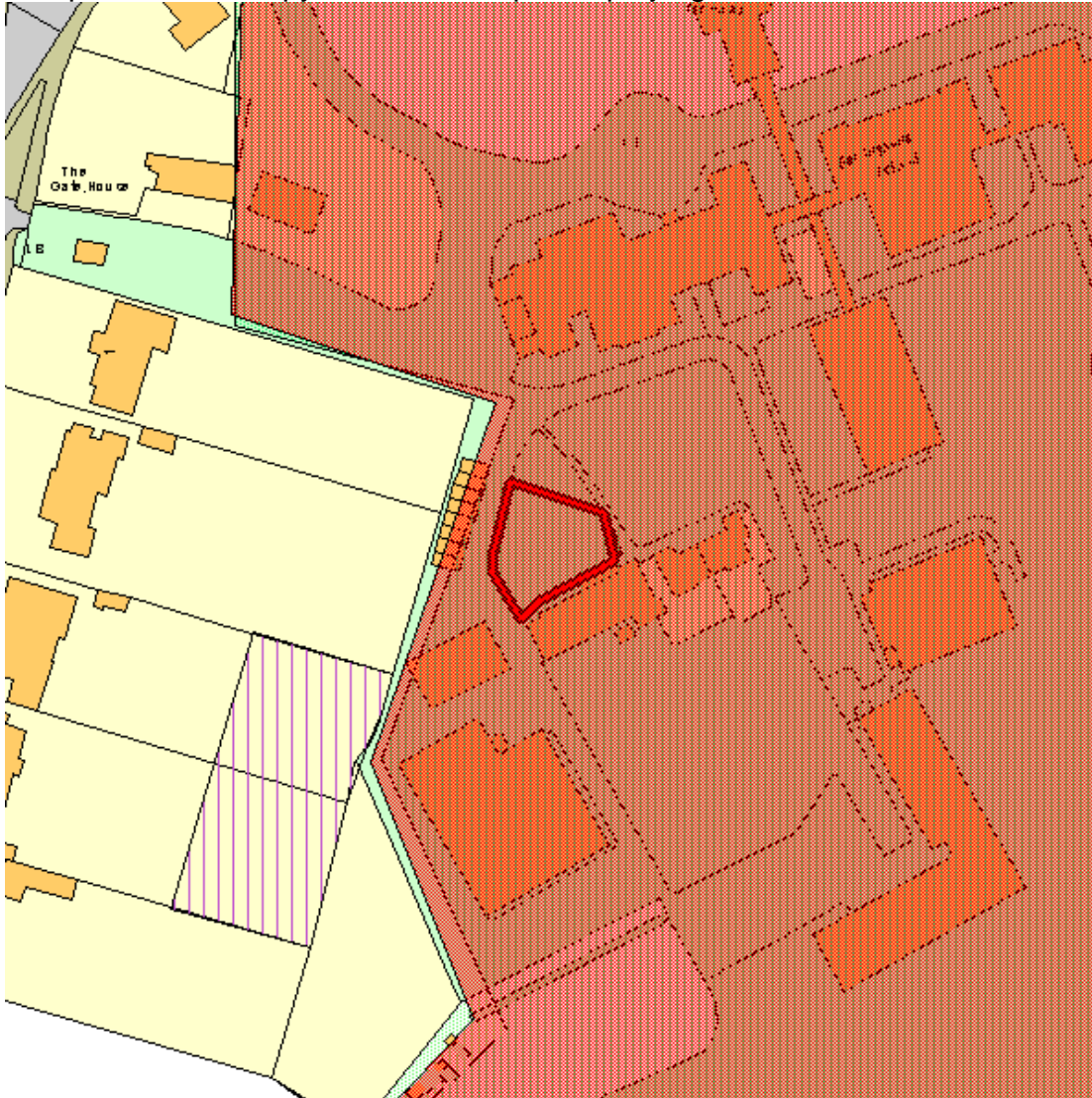
- (a) the relationship of the development to the nearby locally listed building
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties, including light, prospect and privacy
- (d) the conservation policies of the development plan
- (e) The open land policies of the development plan
- (f) the community facilities policies of the development plan.

and having regard to all other matters raised.

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