

SECTION '4' – Applications submitted by the London Borough of Bromley

Application No : 10/01310/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Mottingham Community Centre
Kimmeridge Road Mottingham London
SE9 4EB

OS Grid Ref: E: 542401 N: 171811

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Hard standing to eastern side of building with sustainable urban drainage system

Proposal

The application seeks planning permission for hard standing to the eastern side of the building along with a sustainable urban drainage system.

Location

The application site consists of the single storey Mottingham Community Centre located to the northeast of the junction of Kimmeridge Gardens and Kimmeridge Road.

Comments from Local Residents

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

Comments from Consultees

Highways (drainage): States that the site appears to be suitable for an assessment to be made of its potential for a Sustainable Urban Drainage System scheme to be developed for the disposal of surface water. Also advises that the hardstanding should be designed so that no surface water run-off flows onto the public highway.

Thameswater: States that with regard to sewerage and water infrastructure would have no objection to the application.

Planning Considerations

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

BE1 Design of New Development
C1 Community Facilities

In strategic terms the most relevant London Plan policies are:

3A.18 Protection and enhancement of social infrastructure and community facilities

Planning History

1990: Planning application (89/03760/FUL) granted permission for 1.6 metre high gates and railings fronting highway.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact that it would have on the amenities of the occupants of surrounding residential properties and the community policies of the development plan.

The proposed resurfacing works are towards the rear of the site and would be largely hidden from view by the existing building. In addition, the community centre is currently in a state of disrepair and the proposal will assist in the upgrade and continued use of the centre. Therefore, it may be considered that the proposal will not adversely impact upon the character of the area or the amenities of surrounding residential properties.

The increased hardstanding will provide an additional area for community facilities associated with the centre and may therefore be seen as a benefit to the local community. In addition, a sustainable urban drainage system is proposed, details of which will be required to be submitted and approved by way of condition and this is considered to contribute positively to achieving increased sustainability.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/01310, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years

2	ACC07	Materials as set out in application
	ACC07R	Reason C07
3	ACD06	Sustainable drainage system (SuDS)
	ADD06R	Reason D06
4	ACH32	Highway Drainage
	ADH32R	Reason H32

Reasons for permission:

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

BE1 Design of New Development
C1 Community Facilities

3A.18 Protection and enhancement of social infrastructure and community facilities

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

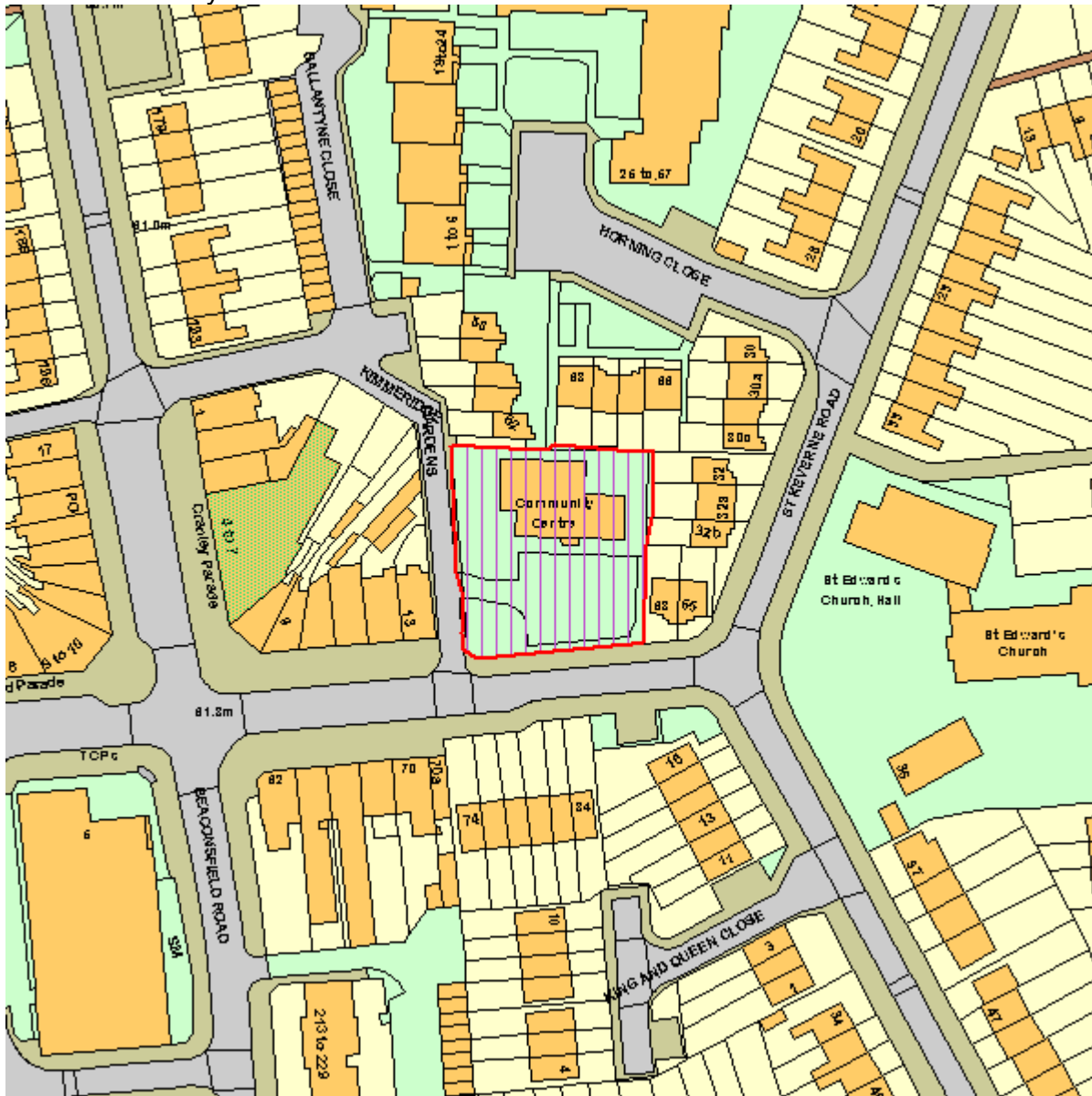
- (a) the character of the development in the surrounding areas;
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (c) the community policies of the development plan;

and having regard to all other matters raised.

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