

SECTION '2' – Applications meriting special consideration

Application No : 10/01127/FULL1

Ward:
Copers Cope

Address : Bishop Challoner School 228 Bromley
Road Bromley BR2 0BS

OS Grid Ref: E: 538945 N: 169431

Applicant : Mr D Rolls

Objections : YES

Description of Development:

Detached portable building

Key designations:

Locally Listed Building
London Distributor Roads
Urban Open Space

Proposal

This proposal seeks planning permission for a detached single storey portable building to be sited in the grounds for use as additional teaching accommodation in connection with Bishop Challoner School.

The agent advises that the governors of the school are concerned that any consent will be tied to the time line of an existing temporary Classroom and as a consequence would give less than a years self life to the building.

Accordingly, Members need to consider whether if the proposal is acceptable, a concurrent condition is required or a separate time limited condition is required or a separate time limited condition is reasonable in this case.

Location

The proposal site is located to the south of Bromley Road at the junction with Scotts Avenue and accommodates Bishop Challoner School and grounds. The school buildings also include the original 'House' which is a statutory Listed Building.

Comments from Local Residents

A number of comments have been received in respect of this application during the consultation process. The comments are summarised as follows:

- this additional portacabin would hardly further enhance the character of the area
- during the winter months there would be little or no foliage on the trees to screen this building
- the portacabin is excessively large for its proposed location
- the existing screen along the boundary with Scotts Avenue is insufficient
- there maybe other locations on the school grounds where the building could be located
- the scout hut could be used
- the continuing loss of open space would be detrimental to the school
- enquiries should be made to ensure there is no other suitable site for this building
- there has been noise emanating from the existing building, this new building could give rise to similar problems.

Comments from Consultees

From the Heritage and Urban design point of view there are no objections as the proposal is located a sufficient distance from the Listed Building.

In terms of the impact on trees concerns have been expressed about the relationship between the Ash (No. 236) and the new building, although the building will not require foundations, the concern is that the tree will overhang the lightweight structure and could be damaged by falling branches.

Planning Considerations

The school is within designated Urban Open Space, and has Listed Building status.

The proposal requires consideration of policies BE1 (Design of New Development), BE8 (Listed Building) and G8 (Urban Open Space) of the Unitary Development Plan

Members will be aware that Policy G8 does permit development in Urban Open Space provided among other things it is related to the existing use (in this context, neither residential nor indoor sports development will normally be regarded as being related to the existing use).

However, there is also a requirement that in all cases, the scale, siting and size of the proposal should not unduly impair the open nature of the site.

Planning History

Temporary Permission was granted for a detached portable building under ref. 08/03891 until 28th February 2012.

Conclusions

The main issues relating to the application are the effect that it would have on the setting of the Listed Building, the impact it would have on the Urban Open Space and the effect on the amenities of the occupants of surrounding residential properties.

The proposed single storey portable building measures 15 metres x 8.4 metres (as stated on the application form) and is to be sited adjacent an existing portable building (granted under ref: 08/03891) this is to the eastern boundary of the site which abuts the public footpath in Scotts Avenue. The building is second hand and will be decorated to match the existing adjacent portable building. The boundary has an established planting of conifers and assorted shrubbery which will act as a natural screen to the proposed building from the adjacent highway. The building will be sited between two established Ash Trees it is proposed to remove an existing plum and elm trees. These trees are not covered by Tree Preservation Orders.

The building and its siting is temporary measure to provide additional teaching accommodation, the school is in the process of forming a future plan for the site which will then be the subject of a planning application. The proposal is not considered to have a harmful effect on the setting of the listed building or on the amenities of residents, who are reasonably separated from the development site. However, it does involve encroachment into an open part of the site.

Accordingly, Members are requested on this matter to ascertain whether the proposal is unduly harmful to the amenities of the residents of neighbouring properties by reason of overdevelopment of the site and any related visual impact, to warrant permission being refused, or whether the proposal on balance is considered acceptable taking into consideration whether the benefits of the proposal outweigh the visual harm.

Given its temporary nature, if members are minded to grant planning permission, the following conditions are recommended:

Background papers referred to during production of this report comprise all correspondence on files refs. 07/01973 and 08/03891, excluding exempt information.

As amended by documents received 12.08.2010

RECOMMENDATION: MEMBERS' VIEWS ARE REQUESTED

0 D00002 If Members are minded to grant planning permission the following conditions are suggested:

1 ACE02 Limited period - use (1 insert) 28.02.2012.

ACE02R Reason E02

2 The detached single storey portable building hereby permitted shall only be used for purposes ancillary to Bishop Challoner School and for no other use.

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interests of the residential amenities of the area.

3 The rear elevation of the building facing onto Scotts Lane is to be painted green to match the existing adjacent portable building.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.

4 AJ02B Justification UNIQUE reason OTHER apps

Policies (UDP)

BE1 Design of New Development

BE8 Listed Building

G8 Urban Open Space

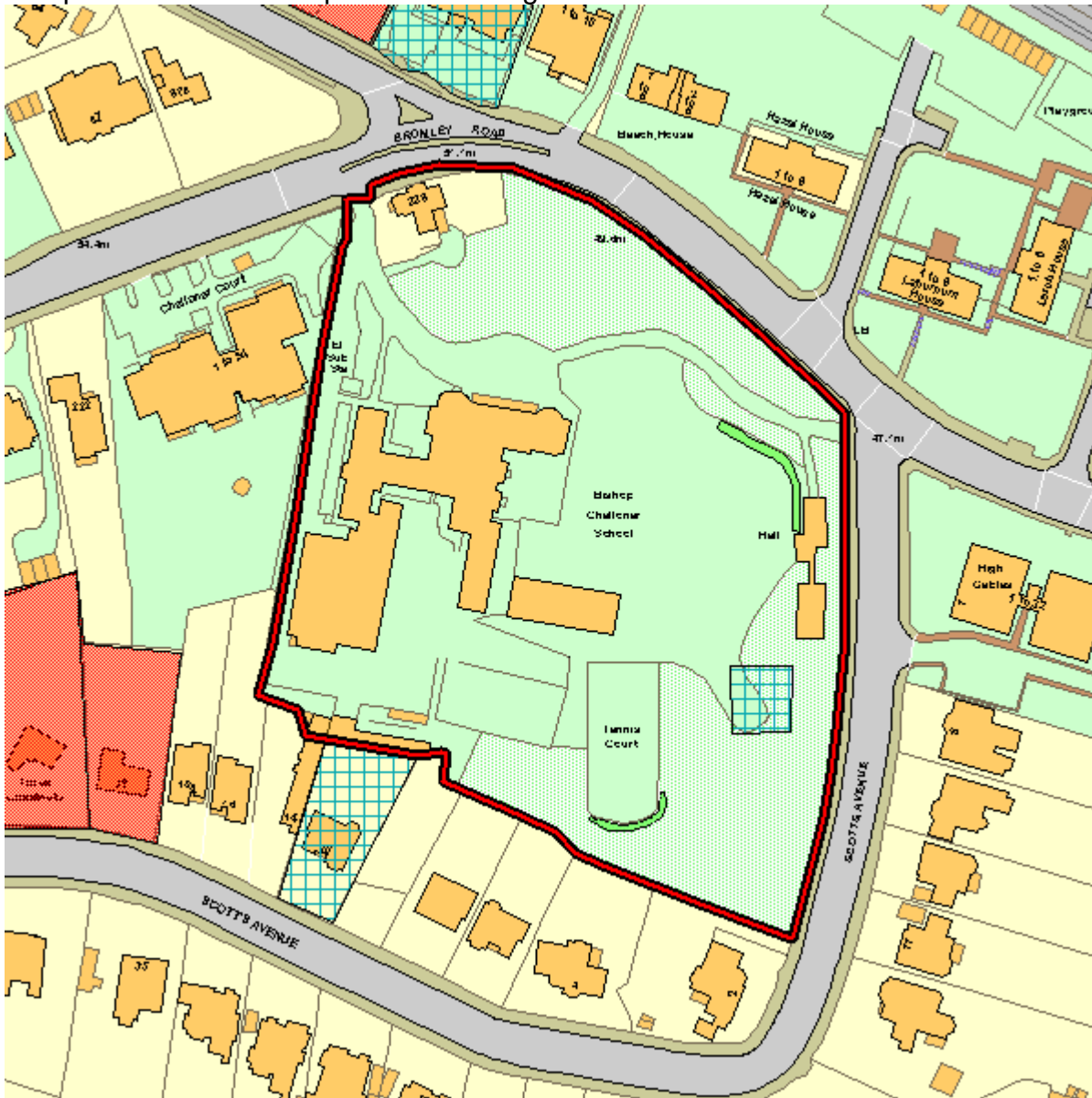
D00003 If Members are minded to refuse planning permission the following grounds are suggested:

1 The proposed detached portable building would result in an over-intensive use of the site and would impact on the sites Urban Open Space and would be detrimental to the amenities that the occupiers of the surrounding residential properties might reasonably be able to expect to continue to enjoy therefore contrary to Policies BE1, BE8 and G8 of the Unitary Development Plan.

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Proposal: Detached portable building



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