

SECTION '2' – Applications meriting special consideration

**Application No : 12/00316/FULL1**

**Ward:  
Farnborough And Crofton**

**Address : Darrick Wood Secondary School  
Lovibonds Avenue Orpington BR6 8ER**

**OS Grid Ref: E: 543971 N: 165093**

**Applicant : The Governing Body Of Darrick Wood School      Objections : YES**

**Description of Development:**

Elevational alterations and first floor and one/ three storey extension to provide classrooms, music practice rooms and entrance to sport facilities

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Urban Open Space

**Proposal**

The proposal seeks permission for a first floor and one/three storey extension and elevation alterations to provide classrooms, music practice rooms and entrance to sport facilities.

The applicant has provided the following information in support of the application, in relation to the site being located within Urban Open Space:

- the proposed development is directly related to the existing use of the site, extending the existing school facilities and being used for educational purposes;
- the proposal will complement the use of the outside space, incorporating a refurbishment of the changing room facilities, providing a new reception area;
- the new reception area will enhance the experience for both school and community users of the site;
- the development is not residential nor in itself indoor sports;
- although the proposal is for three storeys, and is therefore higher than any of the adjacent buildings, in comparison with the area of the site currently developed it represents only a fraction of the overall school area;

- every effort has been made to reduce the additional footprint of the proposals;
- the siting of the building has been specifically chosen so as not to have a detrimental impact on the public open space, being located on what is currently an access drive with a turning head;
- the site in question is a school, therefore there is naturally a limit to the hours of access that can be provided to the local community due to necessary security measures that must be taken to protect the students;
- notwithstanding site security, a local community group (Bromley MyTime) makes use of the school facilities outside of core school hours, and they will continue to use the site after the completion of the project;
- the enhancement of the Bromley MyTime facilities demonstrates that the issue of community use has been carefully considered;
- the replacement changing facilities will be in exactly the same location as the existing changing rooms and will have the same footprint;
- the extension area is not intended to incorporate any changing facilities, only teaching areas, offices and a reception space.

## **Location**

The application site for the extension is located adjacent to the existing school sports hall, on the south-eastern corner of the existing building complex.

The site lies within Urban Open Space as designated by the London Borough of Bromley Unitary Development Plan (2006).

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- after last lot of building, neighbours were promised no more building works, only internal alterations;
- very disappointed that neighbours get no sympathy or communication from the school.

## **Comments from Consultees**

Environmental Health (Pollution) raised no objection to the proposal.

Thames Water raised no objection with regard to sewerage or water infrastructure.

Crime Prevention Officer stated in effect that the plans should be able to achieve Secured by Design accreditation.

Highways Drainage stated that the surface water strategy including the provision of 14m<sup>3</sup> storage Aquacell to reduce surface water run-off is acceptable.

Highways Engineers stated that the application indicates there will be no increase in staff or pupil numbers as a result of the proposal. The existing turning head on

the site will be amended to fit the new layout, however the movement and parking of site and delivery vehicles is an issue given the location, so a construction management plan should be provided.

No comments have been received from Countryside Management to date. Any comments received will be reported verbally at the meeting.

## **Planning Considerations**

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

BE1 Design of New Development  
G8 Urban Open Space  
C7 Education and Pre-School Facilities

In strategic terms the most relevant London Plan policies are:

London Plan Policy 3.18 Education Facilities  
London Plan Policy 7.18 Protecting Local Open Space and Addressing Local Deficiency

The relevant national policy document for consideration of this application is the National Planning Policy Framework (NPPF).

## **Planning History**

The site has been the subject of numerous previous applications the most relevant and recent of which can be summarised as follows:

07/04650/FULL1 permitted for single storey side extension to sports hall.

07/04662/FULL1 permitted for two storey extension/ additional car parking and alterations to access road/ regrading of land and laying out of hard play area/ extension of hard play court at rear of Nos 40-46 Lovibonds Avenue.

08/02055/FULL1 permitted for first floor extension to performing arts building to provide classrooms.

09/01084/FULL1 permitted for extension to informal play area permitted under ref.07/04662 adjacent to sports hall to provide netball court and hard play area.

## **Conclusions**

The main issues to be considered are the impact that the proposed pitch would have on the Urban Open Space and the nearby residential properties.

The proposal is considered to constitute appropriate development within the Urban Open Space designation as the proposed development is related to the existing use of the site for the school, and will provide community use for the resulting

development. As previously mentioned the school have submitted information to support the application and, on this basis, it is considered that the proposal is acceptable, in principle, on Urban Open Space grounds.

With regard to the impact on the existing site, the development is to be located to cover the blank façade of the existing sports hall and in its form will have a far more vibrant elevation. The new building can be considered as a series of separate elements, which will provide a façade of differing height elements, using some areas of matching brickwork at ground floor level and above this level contrasting materials will be introduced which will enable differentiating the separate areas for school use and community use.

The proposed development will not be visible from the roadside, being set far back from Lovibonds Avenue, with a number of other larger buildings on the site which are closer to Lovibonds Avenue than the proposed development.

There will be limited scope for landscaping around the entrance area, which at present functions as a delivery and refuse collection site and a transitional space for the users of the multiple use games area (MUGA). The introduction of the new entrance and reception area, along with re-landscaping of the main access, is likely to enhance this area in general.

Teaching spaces will all be located so that they all have external walls and will therefore benefit from fenestration, allowing for natural lighting and ventilation.

Whilst a local resident has raised objection to the scheme on the basis that they have not previously been consulted by the school body prior to the submission of the application, it is considered that the location of the proposed development will not have any impact upon the surrounding residential properties. Whilst it is acknowledged that the building works itself may lead to some disruption on Lovibonds Avenue, Members may consider that disruption during construction is unfortunately unavoidable in any situation. Measures can be taken however in order to manage the situation, and can be covered by condition if permission is considered appropriate.

Although the overall development will be visible at a distance from a few neighbouring properties, Members may consider that the separation is sufficient to outweigh any harm to these properties, and due to the location of the proposed development being surrounded by existing development, Members may consider that the proposal will not significantly harm the Urban Open Space designation of the site and is outweighed by the benefits that the development will bring to the school and the local community.

In conclusion whilst the proposed development will be located on Urban Open Space, Members may agree that the benefits to the school and the wider community, through improved provision for their existing relationship with a community group and the school facilities themselves, outweigh the impact on the openness of the countryside and render the application acceptable.

Background papers referred to during the production of this report comprise all correspondence on files refs. 07/04650, 07/04662, 08/02055, 09/01084 and 12/00316, 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 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 4 | ACC03  | Details of windows                       |
|   | ACC03R | Reason C03                               |
| 5 | ACH29  | Construction Management Plan             |
|   | ACH29R | Reason H29                               |
| 6 | ACI21  | Secured By Design                        |
|   | ACI21R | I21 reason                               |
| 7 | ACK01  | Compliance with submitted plan           |

**Reason:** In order to protect the openness of the Urban Open Space, the amenities of the occupiers of nearby residential properties, and to comply with Policies BE1, G8 and C7 of the Unitary Development Plan.

- 8 The buildings shall be used for classrooms, music practice rooms and entrance to existing sporting facilities in association with the use of the school and local community only and for no other purposes without prior approval in writing from the Local Planning Authority. The buildings hereby permitted do not allow for an increase in the number of teaching staff at the site or pupils in attendance at the school.

**Reason:** In order to comply with Policy BE1 of the Unitary Development Plan and to ensure that the use does not generate additional activity that could adversely affect the amenities of the residents of nearby residential properties or the parking provision on the site.

### **Reasons for granting permission:**

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

- |     |                                     |
|-----|-------------------------------------|
| G8  | Urban Open Space                    |
| BE1 | Design of New Development           |
| C7  | Education and Pre-School Facilities |

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 Urban Open Space policies of the development plan;
- (d) the character of the development in the surrounding areas;

- (e) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (f) and having regard to all other matters raised.

**Application:**12/00316/FULL1

**Address:** Darrick Wood Secondary School Lovibonds Avenue Orpington  
BR6 8ER

**Proposal:** Elevational alterations and first floor and one/ three storey extension to provide classrooms, music practice rooms and entrance to sport facilities

