

SECTION '1' – Applications submitted by the London Borough of Bromley

Application No : 12/01665/FULL1

Ward:
Farnborough And Crofton

Address : Darrick Wood Infant School Lovibonds
Avenue Orpington BR6 8ER

OS Grid Ref: E: 543843 N: 165033

Applicant : Darrick Wood Infant School

Objections : NO

Description of Development:

Single storey rear extension

Key designations:

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

Proposal

It is proposed to enlarge the existing school in order to provide additional teaching accommodation and to enhance the circulation space within the building. The works will involve internal alterations to the northern side of the school and provision of a single storey extension. The extension will effectively replace modular classrooms which previously occupied the school site. There will be no increase in pupil numbers.

The proposed extension will be erected to the side and rear of the existing boiler house. It will partly be built within an area currently occupied by a canopy and will extend to a depth of 7.1m beyond the existing rear building line.

Location

The school fronts the eastern side of Lovibonds Avenue with the extension site itself bounded to the north by open recreational land and to the south by Darrick Wood Junior School. The site falls within designated Urban Open Space.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time that this report was drafted no representations had been received.

Comments from Consultees

No objections have been raised by the Council's Environmental Health officers.

Planning Considerations

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

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

Planning History

The school was originally constructed around 1950. In the intervening years it has been enlarged and altered. Most recently, under ref. 08/00954, planning permission was granted for a substantial single storey building to provide various facilities within the school.

Conclusions

The main issues relating to the application are the effect that it would have on the this designated area of this Urban Open Space and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy G8 of the Unitary Development Plan concerning Urban Open Space advises that Proposals for built development in areas defined on the Proposals Map as Urban Open Space (UOS) will be permitted only under the following circumstances:

- (i) the development 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); or
- (ii) the development is small scale and supports the outdoor recreational uses or children's play facilities on the site; or
- (iii) any replacement buildings do not exceed the site coverage of the existing development on the site.

Furthermore, where built development is involved; the Council will weigh any benefits being offered to the community, such as new recreational or employment opportunities, against a proposed loss of open space. In all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site.

In these circumstances, the proposal may be justified on the basis that the development is related to the existing use, provided an important community benefit, and helps support the outdoor recreational uses of the surrounding areas. Although much of the proposed extension will be situated within the existing envelope of the school building, the proposed "Teaching Space" and "Caretaker" and "Store" rooms will extend beyond this area and will occupy part of the existing

car park and play area. On balance, it is considered that the Policy G8 criteria will be satisfied.

Policy C7 of the Unitary Development Plan, “Educational and Pre-School Facilities” advises that applications for new or extensions to existing educational establishments or pre-school facilities will be permitted provided that they are located so as to maximise access by means of transport other than the car. In addition, proposals relating to primary or secondary schools, which involve an increase in the school roll or the provision of facilities that are likely to be used by the wider community, will be required to produce and adopt a School Transport Plan.

It is not proposed to increase pupil or staff numbers: rather, it is sought to enhance the school accommodation. Accordingly, it is not considered that there will be any significant transport implications arising from this scheme.

The proposed extension is considered to be of an acceptable design, of a scale and character commensurate with the existing school. Given its siting it is not considered that the amenities of the wider area will be adversely affected.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/01665, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

Reasons for permission:

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

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

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Address: Darrick Wood Infant School Lovibonds Avenue Orpington BR6 8ER

Proposal: Single storey rear extension

