

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/01731/FULL1

Ward:
**Bromley Common And
Keston**

Address : Ravens Wood School Oakley Road
Bromley BR2 8HP

OS Grid Ref: E: 541797 N: 165342

Applicant : The Governing Body

Objections : NO

Description of Development:

Removal of 4 temporary classroom buildings and erection of two storey dance/drama studio, IT and classroom block

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

- The application seeks permission for the removal of 4 temporary classroom buildings and erection of two storey dance/ drama studio, IT and classroom block.
- The proposed development would provide a total of 6 classrooms, two of these being linked to provide a dance studio, one for drama, one for IT and two for general classroom use.
- There will also be ancillary space for an office, storage
- As the site lies within the Metropolitan Green Belt, the application has been submitted with a set of very special circumstances in order to attempt to justify the proposal, which can be summarised as follows:
 - The drama department has to utilise the dining room for dance lessons which has drawbacks. A purpose-built dance studio would enable the department to develop Dance at levels Key Stage (KS) 2 and 4;
 - The Drama department has no alternative facilities and a clear curriculum need for three purpose-built spaces. If a new-build was permitted, the existing drama studio could be converted into a lecture theatre for KS5 classes;

- The average room use in the school is currently running at 86% including specialist rooms for Science, IT etc when Department for Education (DfE) recommendations are set at 75%; hence the need for additional general purpose classrooms;
- One of the temporary classrooms to be replaced is PE1 which is currently used for 20/30 periods, however 33 PE lessons take place in other rooms around the school because of clashes and the need for specialist IT facilities due to the nature of the course delivered;
- The existing IT rooms are utilised for over 90% of the available time. The increased use of IT-based controlled assessments in many GCSE and A-Level subjects has placed an unexpected demand on these facilities and has highlighted the need for an additional IT suite.

The proposed new building has been designed in order to make the best use of an under-used corner of the school site, where the existing temporary buildings do not provide either an attractive or complementary appearance to the adjoining buildings.

Location

The application site is accessed via Oakley Road, with the location of the existing temporary buildings that are to be replaced by this proposed development being located on part of the site adjacent to 6 The Drift.

The Design and Access submitted in support of the current application state that various locations were considered with the south-west corner of the site being considered to be the most appropriate.

The chosen site is roughly triangular in shape, with a width of 30 metres and a length of approximately 60 metres, currently occupied by two temporary classroom buildings. The ground level of the site slopes away from the property boundary shared with 6 The Drift by approximately 800 metres.

Comments from Local Residents

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

Comments from Consultees

Environment Agency accessed the application as having a low environmental risk, therefore raised no concerns.

Crime Prevention Officer stated that the application should be able to achieve Secured By Design (SBD) accreditation in respect of part 2 physical security, with the guidance of 'SBD Schools Guide' and by incorporating accredited, tested, certificated products. As such, no objection was raised.

Highways Drainage Engineer stated in effect that there is no public surface sewer near to the site, therefore surface water will have to be drained to soakaways.

Thames Water do not have any objection to the planning application with regard to sewerage infrastructure or water infrastructure. With regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Highways Engineer have stated that the school confirm there is no intention to raise the intake number from 224 in the main school. However 16 students would be added due to new facilities, but the number of teaching staff is expected to be reduced. Therefore no objection raised with regard to the proposal.

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
G1 Green Belt

London Plan Policy 7.16 – Green Belt

National Planning Policy Framework

Planning History

There is a long planning history at the site, the most relevant that relates to the current application can be summarised as follows:

DC/03/00452 granted permission for extensions to provide changing rooms, enlarged sports hall and additional music rooms.

DC/03/02127 permission granted for temporary siting of 2 single storey mobile buildings comprising 4 classrooms.

DC/06/00639 permission granted for demolition of cricket pavilion. Two storey detached building comprising reception/ assembly hall/ kitchen/dance studio and related accommodation. Single storey extension comprising office/ plant room/ refuse store. Single storey detached electricity substation. Elevation alterations including ventilation outlets above roof and additional/replacement windows. Internal access roads to serve 48 additional/replacement car parking spaces and service/delivery hardstanding. Hard surfacing of existing 25 staff car parking spaces.

DC/07/00813 permission granted for a two storey modular building

The temporary planning permission granted for the single storey mobile buildings have been extended a number of times the most recent permission expired in 2010. The current application seeks to replace these temporary buildings with a permanent structure so that the temporary buildings can be removed from the site.

Conclusions

The main issues to be considered are the impact that the proposed two storey building would have on the character of the area, including the openness of the Green Belt, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The education use of the site is not an appropriate use within the Green Belt, therefore supporting documentation has been provided in an attempt to justify the proposed development. In addition to the grounds stated by the applicants, it will be noted that this part of the school is developed on all sides and does not form part of the open recreational area. As such, development here would not affect the openness of the Green Belt or conflict with the purposes of including the land within it. The applicants have considered alternative sites but this has the least impact on the open nature of the site. On this basis, it is considered that the proposal is acceptable, in principle, on Green Belt policy grounds.

As the proposed extension will be located on part of the site which has previously benefitted from permission for temporary buildings and where there is existing screening adjacent to the location of the development. Members may consider that there will be no additional harm to the character of the area or harm to the local amenity/local properties when compared to the existing situation on this part of the site. The scheme has been designed as single storey on the southern side and two storey on the northern side, with the eaves being the same height as the present temporary building, therefore attempting to reduce the impact of the resulting building upon 6 The Drift which will be closest residential property.

There is a natural slope in the ground levels along the southern boundary which has allowed for the proposed building to be built into the ground, allowing the overall height of the building to be reduced and the eaves of the resulting building to match the eaves of the existing temporary buildings. In addition, the roof over the southern wing of the proposed building has been designed as a monopitch which aims to reduce the visual and acoustic impact upon the residents of 6 The Drift. No windows or doors are to be built into the southern flank elevations, minimising the activity along this boundary adjacent to 6 The Drift, and the existing hedge located along the property boundary shared with 6 The Drift will not be affected by the proposed development, thereby retaining the existing visual screening along this boundary.

On this basis, the proposal can be seen to accord with Policy BE1 of the UDP. The proposed building will match the design of the majority of other nearby buildings on the school site and the eaves height closest to 6 The Drift will be no higher than the eaves of the existing temporary building.

The new building will be located on part of the site already occupied by temporary buildings and it is considered that the proposed building will improve the appearance of the area given its design and external finish.

Background papers referred to during production of this report comprise all correspondence on files refs. 03/00452, 03/02127, 06/00639, 06/00862, 07/00813, 08/00797, 10/02530 and 12/01755, 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 | 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 | ACD02 | Surface water drainage - no det. submitt |
| | ADD02R | Reason D02 |
| 6 | ACI21 | Secured By Design |
| | ACI21R | I21 reason |
| 7 | ACK01 | Compliance with submitted plan |

Reason: In order to protect the character and openness of the Green Belt location, and to comply with Policies BE1 and G1 of the Unitary Development Plan.

Reasons for granting 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
- G1 Green Belt

London Plan Policy 7.16 – Green belt

National Planning Policy Framework

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

- (a) the appearance of the development in the street scene;
- (b) the Green Belt policies of the development plan;
- (c) the Transport 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;

and having regard to all other matters raised.

INFORMATIVE(S)

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason – to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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