

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

Application No : 13/01289/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Dorset Road Infant School Dorset Road
Mottingham London SE9 4QX

OS Grid Ref: E: 542188 N: 172762

Applicant : Mrs J Hiller

Objections : NO

Description of Development:

Single storey side extension

Key designations:

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

Proposal

The proposed extension will be built to the north-eastern corner of the school side, alongside an existing front extension. It will incorporate a timber clad finish.

Location

The school site fronts Dorset Road and is located within a predominantly residential area situated off Mottingham Road. The school also benefits from a read access fronting Portland Road, although the proposed extension could only be viewed from Dorset Road.

Comments from Local Residents

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

Comments from Consultees

Not applicable

Planning Considerations

Policy BE1 of the Unitary Development Plan applies to the development and should be given due consideration. It seeks to ensure that new development does not adversely affect neighbouring amenity, and achieve a satisfactory standard of design.

Planning History

There is no relevant planning history relating to this application, although it is noted that the site has been the subject of previous applications for unconnected works.

Conclusions

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

The proposal is considered modest in scale and subservient in relation to the existing buildings occupying the site, in particular the existing single storey front extension (built forward of the original school building). It will maintain an adequate separation to neighbouring properties and so it is not considered that their amenities will be undermined.

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 files refs. 12/00267 and 13/00816, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

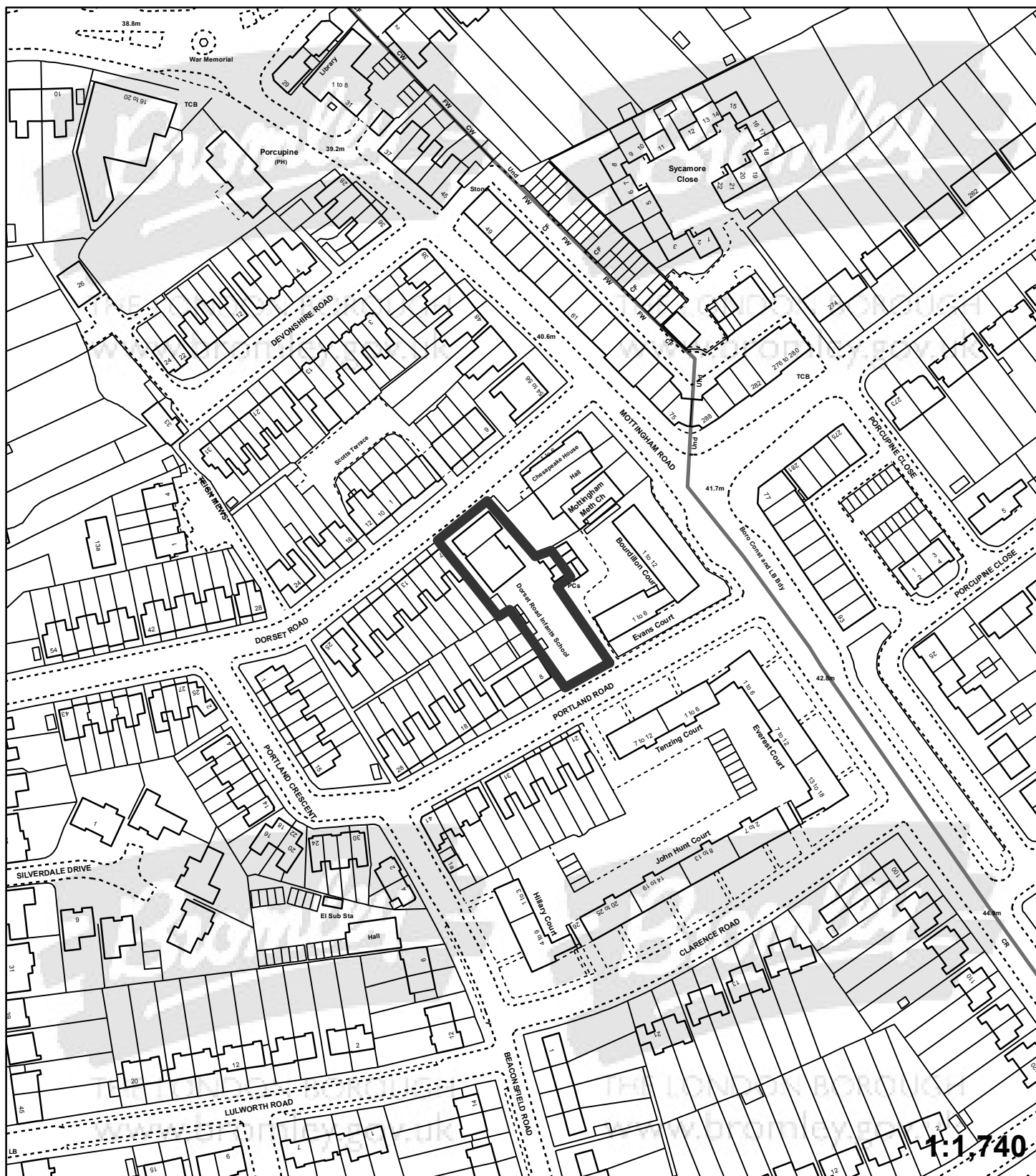
- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACC04
ACC04R | Matching materials
Reason C04 |
| 3 | ACK01
ACC03R | Compliance with submitted plan
Reason C03 |
| 4 | AJ02B | Justification UNIQUE reason OTHER apps |

Policy (UDP)
BE1 Design of New Development

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Proposal: Single storey side extension



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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