

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

Application No : 13/02024/FULL1

Ward:
Chislehurst

Address : Mead Road Infant School Mead Road
Chislehurst BR7 6AD

OS Grid Ref: E: 544184 N: 170941

Applicant : Mr C Freese

Objections : NO

Description of Development:

Erection of canopy

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposed structure will be situated at the rear of the school buildings and toward the western side of the site, 3.5m away from the western site boundary. It will occupy an existing tarmacked area and measure approximately 6m x 10m in area. The canopy will be supported by six posts and rise to a maximum height of approximately 3.3m.

A supporting letter accompanying the application advises that at present the school has no covered outdoor space which violates the Government's "criteria for schools to provide an indoor/outdoor teaching environment/area" and, furthermore, that this goes against "Health & Safety" provisions.

Location

The site is situated along the northern side of Mead Road within what is a predominantly residential area. The site falls within the Chislehurst Conservation Area.

Comments from Local Residents

No comments were received from local residents at the time that this report was compiled.

Comments from Consultees

No technical objections have been raised.

Planning Considerations

Relevant Unitary Development Plan Policies are BE1 (Design of New Development) and BE11 (Conservation Areas).

Planning History

There is no planning history relevant to this application.

Conclusions

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

Although the proposed structure will occupy a sizeable area, the space will remain largely open and will be accessible from the surrounding playing areas. It will, to a large extent, be screened from the adjacent property by trees and hedges straddling the western site boundary. Accordingly, it is not considered that the character and appearance of the surrounding area will be significantly 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 Conservation Area.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02024, excluding exempt information.

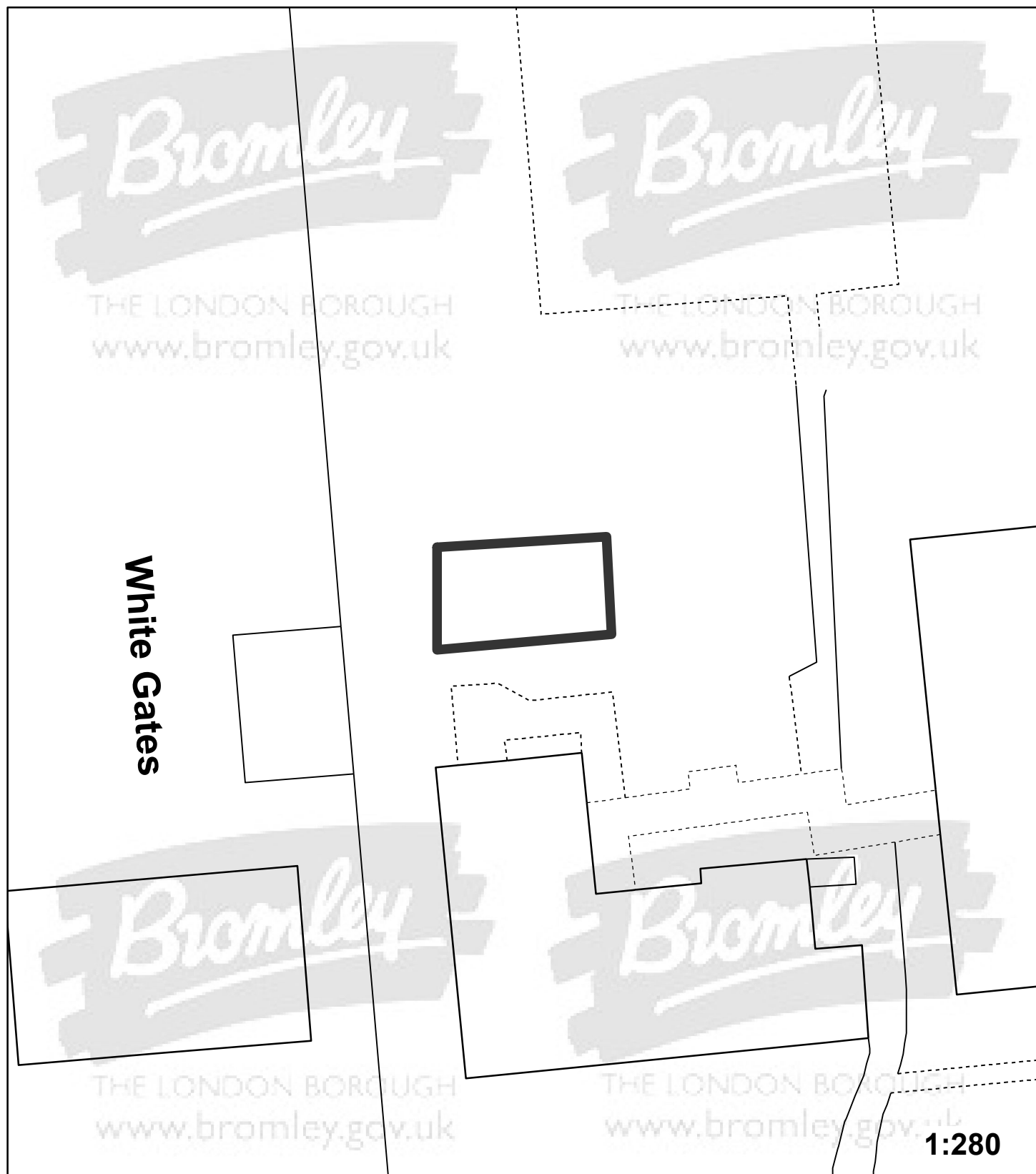
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

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"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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