

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

Application No : 13/01800/FULL1

Ward:
Clock House

Address : Churchfields Primary School
Churchfields Road Beckenham BR3
4QR

OS Grid Ref: E: 535839 N: 168995

Applicant : Strategic Property Division

Objections : NO

Description of Development:

Alterations to 6 windows on south east facing (rear) elevation and installation of toilet unit for year temporary period

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
Urban Open Space
Water Link Way

Proposal

Replacement of 6x half-height ground floor windows to the south-east elevation with full height windows.

Installation of a toilet unit for a temporary period of one year to the south eastern elevation. The unit would be 2.90m in height and would have a footprint of 3.08m x 2.90m.

The applicant has confirmed that the works are being funded by the Council and so the application cannot be determined under delegated powers.

Location

The application site is located on the southern aspect of Churchfields Road. The site is occupied by a school for 5-11 year olds.

The site is located within the Clock House ward. It is not within a conservation area and the building is not listed.

Comments from Local Residents

No responses have been received.

Comments from Consultees

No responses have been received.

Planning Considerations

L.B. Bromley Unitary Development Plan Policy BE1 - Design of New Development
London Plan
National Planning Policy Framework (NPPF)

Planning History

There is an extensive planning history on this site, although the last planning application was received in 1997. None of the previous applications are relevant to this proposal.

Conclusions

The main considerations in this application are the appearance of the proposal on the host property/streetscene, impact on residential amenity and accessibility. These will be addressed in turn.

Appearance and Impact on the Host Property/streetscene

The proposal would involve the replacement of 6x half-height ground floor windows with full height windows to the south eastern elevation. The other windows on the elevation are all full height and so the proposal would provide uniformity along the elevation with regard to size and appearance. The proposed window pattern would be two-over-2, in keeping with the existing full height windows on the elevation. The applicant has indicated the proposed windows would be aluminium framed and would match the existing in colour.

The proposed toilet unit would be located to the south eastern elevation and would be for a temporary period of one year only. The toilet block would be single storey and modest in size, appearing subordinate to the host property.

All of the proposed works are to the south-eastern elevation of the property and would therefore not be visible from the streetscene.

With the above in mind, it is considered that the proposal would be appropriate in regard to design, and would not have a detrimental impact on the character and appearance of the host property or wider streetscene.

Impact on Nearby Residential Amenity

The proposal involves works to the south eastern elevation, in excess of 60m from the nearest residential properties. The windows would be direct replacements for existing features while the toilet block would be single storey in height.

With the above in mind, it is not considered that the proposal would have an adverse impact on the sunlight/daylight received by nearby residential properties, nor would it provide a sense of enclosure or have an adverse impact on outlook. The proposal is therefore considered acceptable in terms of impact on residential amenity.

Accessibility

The applicant has provided information that demonstrates that the door to the toilet unit would be 0.93m wide, which complies with guidelines for wheelchair access.

It is therefore considered that the proposed development is acceptable in terms of accessibility for all.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/01800, excluding exempt information.

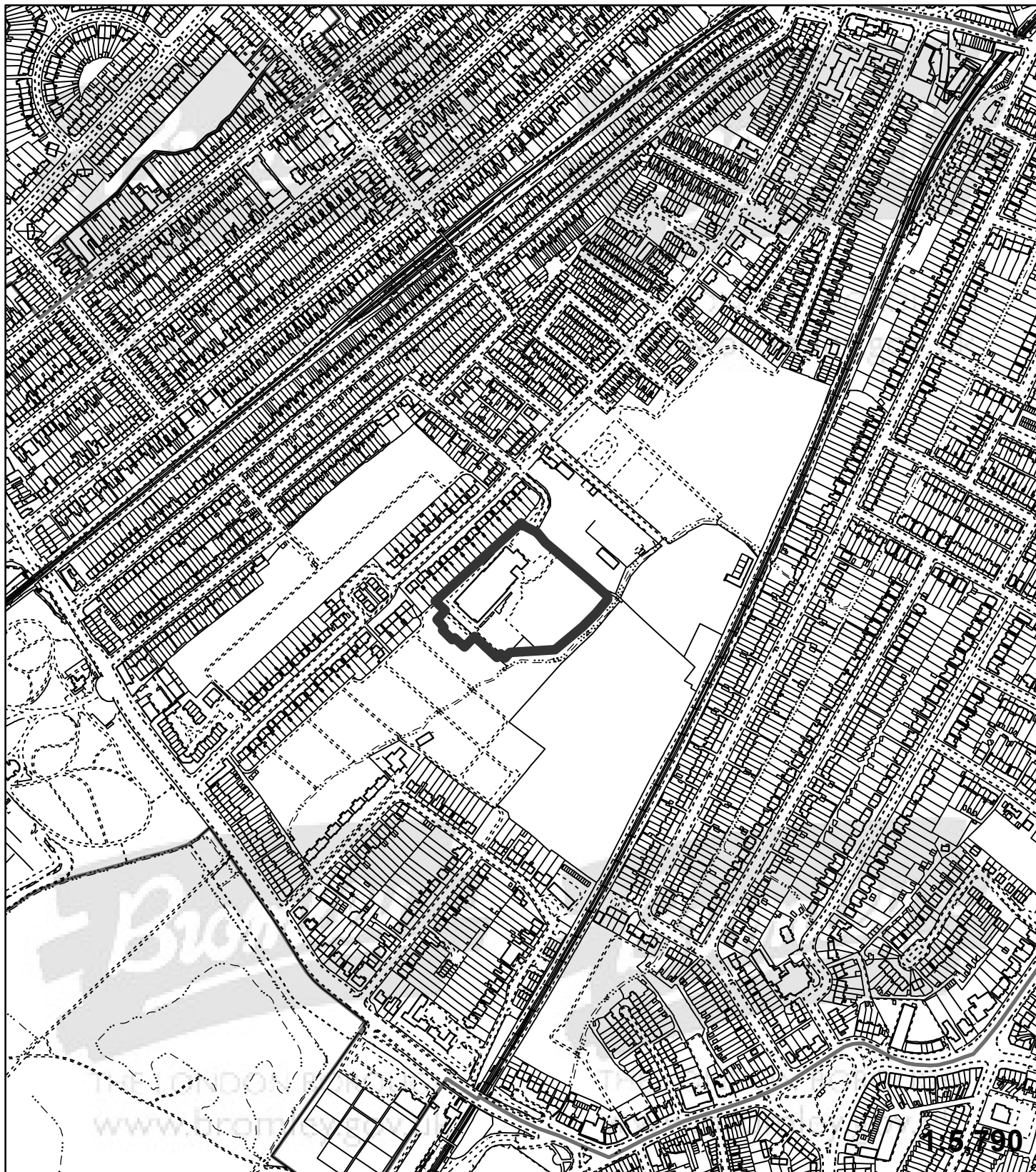
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACE03 | Limited period - build'gs and use (1 in) |
| | ACE03R | Reason E03 |

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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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