

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

Application No : 13/02039/FULL1

Ward:
Chislehurst

Address : Red Hill Primary School Red Hill
Chislehurst BR7 6DA

OS Grid Ref: E: 543538 N: 171053

Applicant : Red Hill Primary School

Objections : NO

Description of Development:

Erection of free standing canopy in playground

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Urban Open Space

Proposal

Permission is sought for an open sided freestanding canopy in the playground area at the rear of this school. The canopy will measure 10m in width by 5m in depth with a maximum of 4.5m in height. It will be a metal powder coated supporting structure with an off white PVC coated fabric covering.

The applicant advises that the canopy will provide sheltered space during hot or inclement weather at playtimes and will allow classes to be held outside under cover.

The site is designated Urban Open Space and adjacent to the Chislehurst Conservation Area and a Site of Interest for Nature Conservation (SINC).

Location

The school is located off Red Hill, adjacent to the Chislehurst Library with residential properties in Ingleby Way and Empress Drive backing on to the site and woodland at the rear. .

Comments from Local Residents

Nearby properties were notified and no representations have been received.

Planning Considerations

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

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

National Planning Policy Framework 2012

Planning History

The site has been the subject of numerous previous applications the most recent of which was for a detached building for children's day nursery which was permitted in 2008 (ref. 08/00041)

Conclusions

The main issues to be considered are the impact of the development on the designated Urban Open Space (UOS), the adjacent conservation area and SINC and the visual amenities of nearby residents.

With regard to the UOS the canopy is a relatively modest structure set close to the school buildings and within a playground area. As such it is considered that it will not have a significantly detrimental effect on the openness of the UOS and is acceptable in this respect.

The Chislehurst Conservation Area boundary extends to the adjacent library and the proposed canopy may only be distantly visible from the conservation area due to its setting at the rear of the school. In addition the canopy is set well away from the boundary of the SINC to the west of this part of the school site and will not have a detrimental effect on this designated area.

The site of the canopy is well below the level of the rear gardens of the nearest properties in Ingleby Way and will be largely screened by this difference in levels and fences and vegetation in the rear gardens of these properties. In this respect it is considered that there will not be a detrimental visual impact on the amenities of these properties.

Having regard to the above it is considered that the proposed canopy is acceptable.

Background papers referred to during the production of this report comprise all correspondence on file ref. 13/02039, excluding exempt information.

as amended by documents received on 13.07.2013

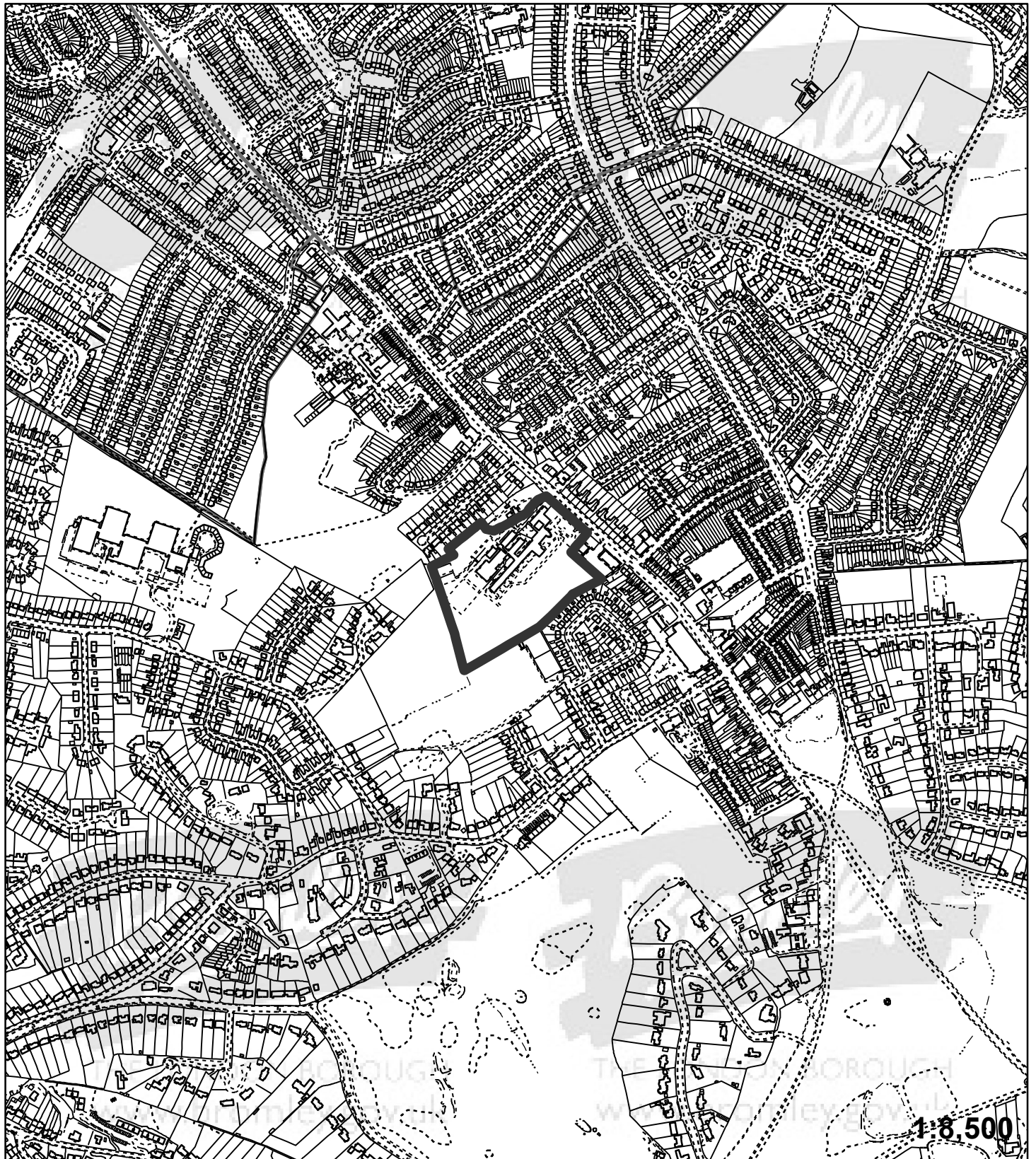
RECOMMENDATION: GRANT PERMISSION WITH/WITHOUT CONDITIONS

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC02 | Sample brickwork panel |
| | ACC02R | Reason C02 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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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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