

SECTION '2' – Applications meriting special consideration

Application No : 13/02432/FULL1

Ward:
Copers Cope

Address : Clare House Primary School Oakwood
Avenue Beckenham BR3 6PJ

OS Grid Ref: E: 538295 N: 169170

Applicant : Clare House Primary School

Objections : YES

Description of Development:

Provision of temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences

RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

The proposal is for a temporary single storey classroom block (approx.19m long by 9.8m wide) to provide two additional classrooms with entrance lobby, toilets and storage area. The application also includes steps and a ramp to provide access to the temporary classrooms. The area to the rear of the classroom building will provide a secure play area for reception classes and a covered outdoor teaching space and will be secured by a 1m close boarded fence and gate.

The application seeks temporary planning permission for a period of two years.

The construction of the building was already in progress at the time this report was written.

Location

Clare House School is located on the north west side of Overbury Avenue, adjacent to the junction with Oakwood Avenue. The temporary classroom will be located on the north western part of the existing tarmac playground in close proximity to the existing school buildings.

Comments from Local Residents

Forty local objections had been received by the time the report was written. The key issues raised by these objections are summarised as follows:

- the appearance of the building is inappropriate, it is ugly/unsightly;
- the building is inappropriately located and could be better sited elsewhere on the site;
- too much space has been taken up by the classroom (approx. a third of the existing tarmac area) - this significantly reduces the amount of playground available to the children and increases pressure on remaining playground area;
- no additional outside play area is provided to compensate for the loss of playground, the school field can only be used in the summer months;
- the proposal restricts access and compromises safety;
- building work has started without planning permission, and there has been no public consultation;
- the proposal will result in an increase in traffic in the area due to the additional pupils;

Any additional objections received will be reported verbally at Committee.

Comments from Consultees

LBB Education - has advised that the design of the building is typical for temporary classrooms within the Borough. The siting of the building was agreed with the school and the building has been positioned to avoid any impact on the existing grass pitches. The size of the classrooms complies with Government guidelines, and the remaining recreation area meets the requirements in terms of minimum standards. The location of the classrooms does not restrict access or impact on evacuation.

Thames Water - No objections.

Drainage - No objections.

Environmental Health - Comments awaited, to be reported verbally at Committee.

Highways - Comments awaited, to be reported verbally at Committee.

Trees - No significant trees are affected by this proposal.

Planning Considerations

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

- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- L6 Playing Fields

BE1 Design of New Development
T1 Transport Demand

Planning History

Planning permission (ref. 89/01651) was granted for a single storey front extension to form a dining area and entrance in July 1989.

Planning permission was granted for a cycle shed (ref. 07/00388) in March 2007 and detached single storey shed (ref. 91/02644) in May 1992.

Conclusions

Clare House School has a projected increase in the number of pupils for the next academic year, and this temporary classroom accommodation is to accommodate a 'bulge' in pupil numbers. The proposal will provide accommodation for an additional 30 children, which represents one additional 'bulge' class. The proposal will also generate a requirement for one additional member of staff. The long term plan is to restructure the school from a 1 form entry primary school to a two form entry primary school with the work carried out in phases.

The building is a temporary structure and is constructed of plastisol coated sheet with aluminium double glazed windows, which is typical for these types of temporary classrooms. The building is located on the north west corner of the existing playground in close proximity to the existing school buildings. It is important that the classrooms are located within easy reach of the school's existing facilities, so alternative locations within the site are not considered practical or appropriate. The additional educational space that will be provided to the rear of the temporary building, including a secure play area for reception classes and a covered outdoor teaching space, will enhance existing facilities on the site. These areas will be secured by a 1m close boarded fence and gate. Whilst the proposal does result in a reduction in the area of playground available to pupils, the existing grass pitches have been preserved and LBB Education has confirmed that the remaining area complies with the required minimum standards.

A Transport Assessment has been provided to accompany the application it indicates that, the proposals will result in an increase of only 10 vehicles. This is considered as a worst case scenario as the new intake will be primarily from the immediate area and the assessment therefore makes the assumption that the majority would actually walk to school. The assessment concludes that there are no highway or transportation reasons to object to the proposed development. LBB Highways has no objections to the proposals.

An Extended Phase 1 Habitat Survey Report was also provided to accompany the application, it summarises the outcomes of an ecological survey that was undertaken in June 2013. The report finds that the proposed development can proceed without detriment to protected species provided that the general precautionary recommendations are adhered to. The report recommends the following:

- that any lighting installed should be bat sensitive lighting;
- that a nesting search be undertaken prior to work being undertaken to confirm the presence/absence of nesting birds prior to works being undertaken;
- that the ecologically poorer areas of the site can be enhanced by use of native species, tree planting and installation of habitats such as bird and bat boxes where considered appropriate within the context of the landscaping/scheme proposals.

The Council's Tree officer has confirmed that no significant trees will be affected as part of these proposals. Insufficient details have been provided on the proposed lighting and landscaping to confirm that the scheme will comply with the recommendations contained in the habitat report submitted by the applicant, but if the application is granted these matters can be appropriately dealt with by conditions.

In summary, the temporary classroom building is necessary to accommodate a 'bulge' in pupil numbers and to enable the gradual transition of the school from a one form entry to two form entry. Bromley Education has confirmed that the facilities proposed and level of play/amenity space will continue to meet the required standards. The number of additional journeys/car parking generated by the proposal can also be accommodated within the existing road network.

The siting of the building is considered to be appropriate in the context of the existing buildings on the site as it needs to be located in close proximity to the existing school buildings. Whilst the building is temporary in nature, and its appearance reflects this, the building is well screened from surrounding properties and is not considered to result in any reduction in visual amenities for the occupiers of surrounding properties. On the basis that it will be a temporary structure its appearance is considered appropriate.

The proposal is therefore considered to comply with all relevant policies identified above.

Background papers referred to during production of this report comprise all correspondence on file ref. 13/02432, excluding exempt information.

as amended by documents received on 02.08.2013 05.08.2013

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The building hereby permitted shall be removed and the land reinstated to its former condition on or before two years.
ACE01R Reason E01
- 2 ACC04 Matching materials
ACC04R Reason C04
- 3 ACD02 Surface water drainage - no det. submitt
ADD02R Reason D02

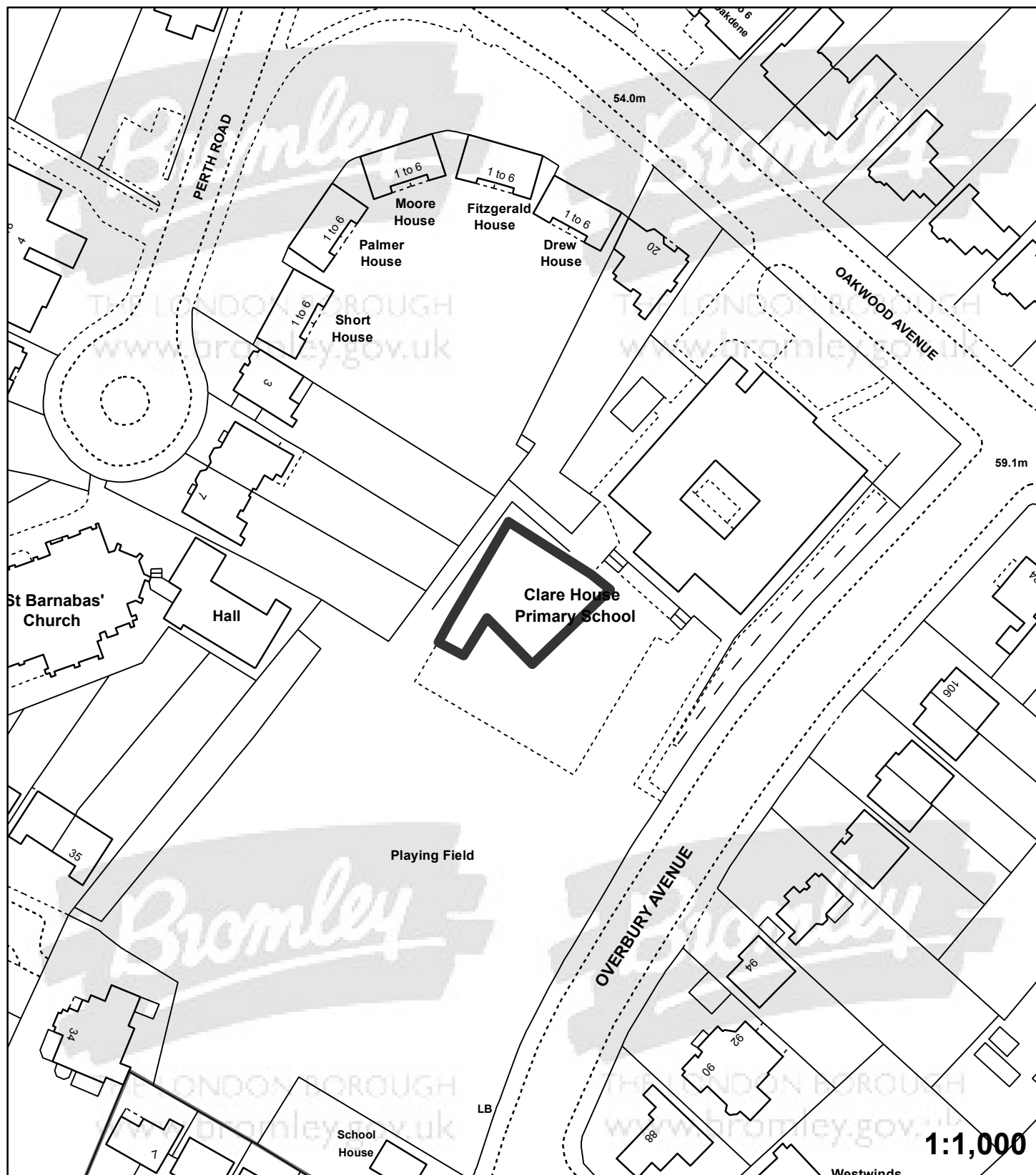
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|---|-----------------|--|
| 4 | ACD04
ADD04R | Foul water drainage - no details submitt
Reason D04 |
| 5 | ACJ22
ACJ22R | Lighting Scheme
J22 reason |
| 6 | ACA04
ACA04R | Landscaping Scheme - full app no details
Reason A04 |

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RETROSPECTIVE APPLICATION



"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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