

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

**Application No :** 13/02492/FULL1

**Ward:**  
**Petts Wood And Knoll**

**Address :** Crofton Infant School Towncourt Lane  
Petts Wood Orpington BR5 1EJ

**OS Grid Ref:** E: 544784 N: 166782

**Applicant :** Crofton Infant School

**Objections : NO**

**Description of Development:**

Single storey extension to south of school building to provide additional classroom and associated facilities, with covered secure play area and outdoor enclosed play area (with fixed low-level play equipment, timber pergola and perimeter fencing). Temporary construction access from Crofton Lane

Key designations:

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

**Proposal**

Planning permission is sought for a single storey extension to the south of the school building, to provide an additional classroom and associated facilities. In addition, a covered play area, together with an outdoor enclosed play area (with fixed low-level play equipment) is proposed. The full details are as follows:

- proposed extension to measure 18m in depth (partially located in an existing recess) and 11m in width, with height of 4.5m with flat roof
- overhanging roof design and finished in cream render with grey aluminium windows and timber or aluminium brise soleil
- to provide specialist accommodation for 18 existing pupils with special educational needs, comprising classroom, staff rest, storage and toilet/hygiene facilities
- play area to comprise artificial grass and rubber permeable play surfaces with timber pergola (3m in height) and low level play equipment, with 6ft green powder coated fence around perimeter for security

In addition to the above, it is proposed to provide a temporary construction access from Crofton Lane, utilising an existing pedestrian gate, for the duration of the works.

The application includes a design and access statement, a supporting statement (incorporating the statement of community involvement) and a tree survey.

## **Location**

The application site is located on the southern side of Towncourt Lane. The existing school buildings are of predominantly single storey construction. The site is designated Urban Open Space.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application. At the time of writing no representations had been received.

## **Comments from Consultees**

Highways raise no objection to the proposed extension as it will not result in an increase in pupil numbers. Concerns have been raised with regard to the proposed construction access and a road safety audit has been requested, to be secured by planning condition.

Thames Water raised no objections with regard to waste and water. An informative was recommended with regard to surface water drainage.

The Council's Drainage Advisor required the imposition of a standard condition to secure details of surface water drainage.

## **Planning Considerations**

The application should be considered against the following policies:

### Unitary Development Plan

- BE1 Design of New Development
- T6 Pedestrians
- T18 Road Safety
- C7 Educational and Pre-school Facilities
- G8 Urban Open Space
- NE7 Development and Trees

### London Plan

#### 3.18 Education Facilities

The National Planning Policy Framework (NPPF) is also of relevance.

With regard to trees, no objections have been raised.

## **Planning History**

An application is currently pending consideration for replacement boundary fence and gates at Crofton Junior and Infants School, under ref. 13/02435/FULL1.

## **Conclusions**

The main issues for consideration in this case will be:

- the impact of the proposed development on the character and appearance of the area, the open nature of the site (which is designated Urban Open Space) and the amenities of neighbouring residential properties
- the impact of the proposed development, including the temporary construction access on conditions of highway and pedestrian safety
- the impact on trees within the site

The proposed extension will provide a new classroom to cater for existing children at the school with special educational needs (SEN). The proposed extension is of relatively modest dimensions, partially infilling an existing recessed section of the school buildings and partially located on existing hardstanding. The extension will be of similar appearance and materials to the main school building. It is not considered that the open nature of the site or the character and appearance of the area will be unduly affected as a result, and the extension is located a good distance from the nearest residential properties and in view of its single storey construction is unlikely to result in a loss of amenity.

The application also seeks permission for a secure external play area, to be used by the SEN children that will be taught in the new classroom, which will be located immediately to the south of the extension. The play area will be enclosed with 6ft powder coated mesh fencing and contain a timber pergola and low level play equipment. This additional development is considered to be appropriate in the Urban Open Space, being small scale and related to the existing use, and will allow for the continued outdoor use of this part of the site. In view of the scale of these elements, it is not considered that the character and appearance of the area, or the amenities of neighbouring residents will be unduly affected.

With regard to the impact on highway safety, the proposed classroom will be used by existing children and will not give rise to an increase in pupil numbers at the school. On this basis it is not expected that trips to and from the site will increase. With regard to the proposed temporary construction access onto Crofton Lane, Highways have asked that a road safety audit be carried out, which can be secured by planning condition.

Finally with regard to trees, a total of 5 small trees will need to be removed and 2 trees close to the access will need to be pruned to allow vehicular access for construction purposes. The tree officer has raised no objections to this subject to conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 13/02492 and 13/02435, excluding exempt information.

## RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs  
ACA01R A01 Reason 3 years
- 2 ACB01 Trees to be retained during building op.  
ACB01R Reason B01
- 3 ACB02 Trees - protective fencing  
ACB02R Reason B02
- 4 ACB03 Trees - no bonfires  
ACB03R Reason B03
- 5 ACB04 Trees - no trenches, pipelines or drains  
ACB04R Reason B04
- 6 ACH16 Hardstanding for wash-down facilities  
ACH16R Reason H16
- 7 ACH29 Construction Management Plan  
ACH29R Reason H29
- 8 ACH32 Highway Drainage  
ADH32R Reason H32
- 9 An appropriate Road Safety Audit shall be supplied to the LPA and agreed in writing before the temporary crossover is constructed.

**Reason:** In the interests of road safety and to comply with Policy T18 of the Unitary Development Plan.

- 10 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.

In order to check that the proposed storm water system meets our requirements, we require that the following information be provided:

- o A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways.
- o Where infiltration forms part of the proposed storm water system such as soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- o Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change.

- 11 ADD02R Reason D02  
Details of the play equipment to be located in the secure outdoor play area shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The play equipment shall be installed in accordance with the approved details and retained thereafter.

**Reason:** In the interests of the character of the area and to comply with Policy BE1 of the Unitary Development Plan.

- 12 ACK01 Compliance with submitted plan

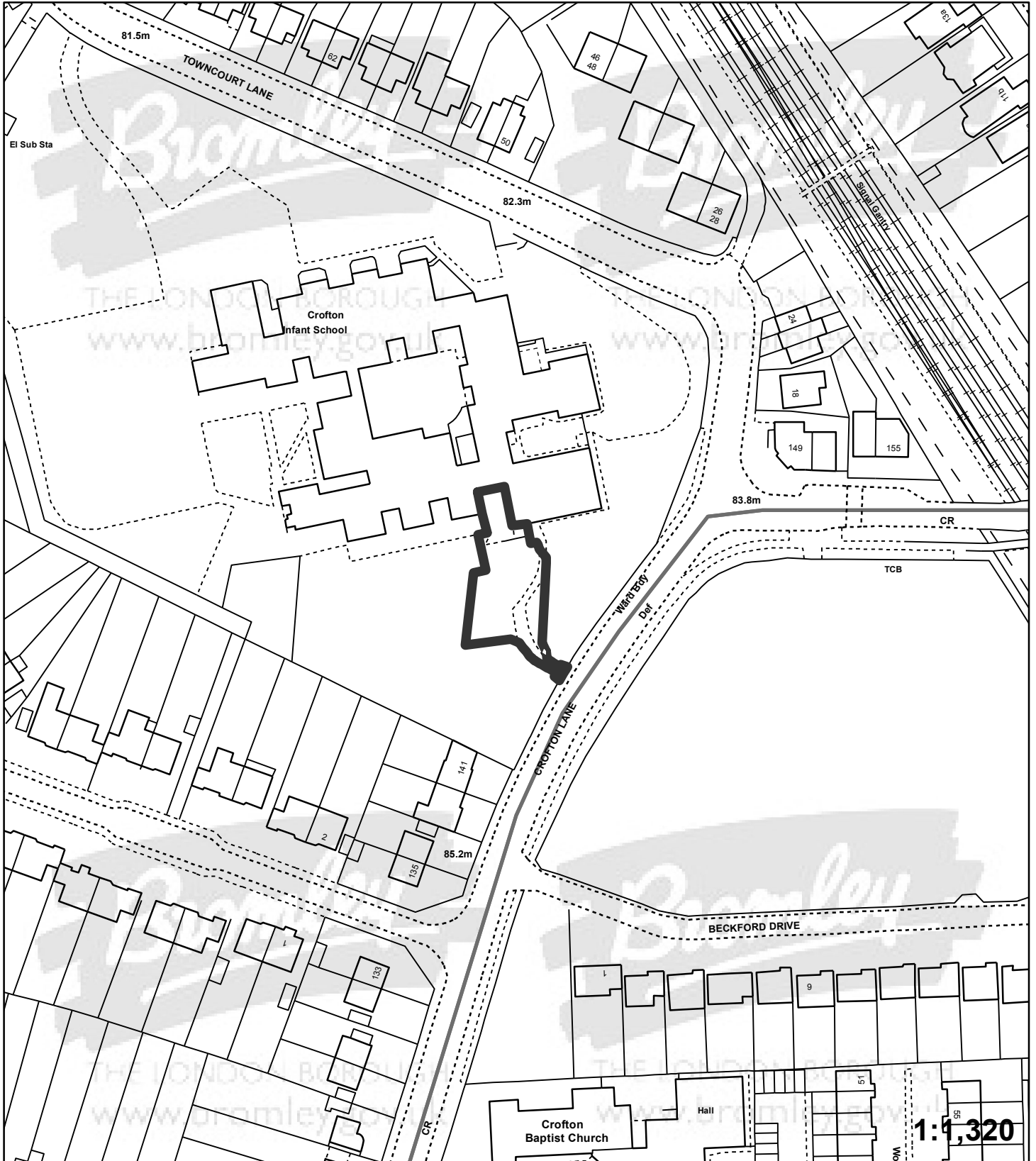
INFORMATIVE(S)

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
  
- 2 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.

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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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