

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

Application No : 13/04165/REG3

Ward:
Chelsfield **And** **Pratts**
Bottom

Address : **Warren Road Primary School Warren**
 Road Orpington BR6 6JF

OS Grid Ref: **E: 545712 N: 164469**

Applicant : **Warren Road Primary School**

Objections : NO

Description of Development:

Detached timber framed classroom building

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Local Distributor Roads
Urban Open Space

Proposal

Detached timber framed classroom building to function as Sustainable Discovery classroom.

- The building, inclusive of the covered deck area would measure approximately 9.35m wide x 12.4m long x 3.6m in height
- it would include a ramped access to the western side and steps to the eastern side
- new paths are proposed to connect the building with the existing school and the existing hard paved area
- the building is designed to be environmentally sensitive
- the applicant has confirmed that there will be no increase in staff or pupil numbers as a result of the development
- the school has identified a need for greater accommodation.

Location

- The application site comprises of a Primary School with extensive grounds
- the proposed classroom building would be situated adjacent to the north-eastern boundary of the site between 3m and 10m from the boundary with properties along Cloonmore Avenue

- the site is a designated area of Urban Open Space.

Consultations from Consultees

The Council's Environmental Health Officer has raised no objections, in principle, to the application but have recommended a condition regarding noise levels from the ventilation/air condition unit.

The Council's Drainage Officer has advised that contrary to his answer to the question on the form there is no public surface water sewer near to this site. Surface water will therefore have to be drained to soakaways.

Sport England were consulted on the application. Their comments will be reported verbally at the meeting.

Thames Water have advised that with regard to sewerage and water infrastructure they raise no objections to the proposal. 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.

The Metropolitan Police Crime Prevention Design Advisor raises concerns over the lack of information in the application relating to how crime prevention measures will be incorporated into the design of the development. A 'Secured by Design' condition is therefore recommended so that the development achieves full SBD accreditation.

Planning Considerations

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

- BE1 Design of New Development
- C2 Community Facilities and Development
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- NE7 Development and Trees
- T2 Assessment of Transport Effects
- T3 Parking
- T18 Road Safety

London Plan

- 3.18 Education Facilities
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 7.15 Reducing Noise and Enhancing Soundscapes
- 7.18 Protecting Local Open Space and Addressing Local Deficiency

The National Planning Policy Framework (NPPF) 2012 is also a consideration.

Planning History

There is extensive planning history at the site. The most recent is as follows:

13/01702 - Replacement windows and single storey infill extension - PERMITTED

06/01186 - 2 cycle shelters each housing 10 cycles and 10 helmet lockers - PERMITTED

04/01300 - 15m x 9.6m modular building to provide nursery and after school care facilities - REFUSED

04/00266 - Single storey extension - PERMITTED

Conclusions

The main issues relating to the application are the effect that it would have on the open nature of the site and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In relation to the designation of the site as Urban Open Space and the protection of this open area, the applicant has indicated that there is a need for additional classroom accommodation that cannot be met satisfactorily by the existing facilities on the site. As such the proposal in this location may be considered acceptable in principle. With regard to the loss of open space which would result from the proposal, this is considered minimal and the benefit of the development to the wider community is considered to outweigh the loss that would entail.

With regard to appearance, siting and scale, the proposed building would be positioned towards the outer edge of the site, just beyond the existing built development and car parking area. It would be modest in scale and height and would incorporate a green sedum roof and red cedar cladding. New hard paved path is also proposed to connect the building with the rest of the school and the adjacent car park area, however, this would be modest in width and would be unlikely to impair the openness of the site. A condition is recommended that details of the materials for the proposed paths are submitted should permission be granted. Overall, it is therefore considered that the development would appear attractive to look, would complement its surroundings and, fundamentally, would not impair the open nature of the site.

In terms of the impact on the amenities of occupiers of nearby residential dwellings along Cloonmore Avenue, the building would be sited near to the rear boundaries of these dwellings. Given the site levels, the proposed building would be on a lower level than the adjacent houses and, given its height and materials, is anticipated as having minimal visual impact from these properties. As the site is already used as a school playing field, it is not considered that any significant noise would result from the proposed classroom so as to harm the amenities of neighbours. Three high level flank windows are proposed to the northern side of the building, however, given the site levels, and the proposed angle of the building no undue overlooking into neighbouring dwellings is expected.

With regards to the impact on highway safety, as no increase in staff or pupil numbers is proposed, it is unlikely that the development would lead to additional traffic movements within the local road network. The proposal is therefore considered acceptable from a road safety perspective.

No significant trees would be affected by the proposal.

Having had regard to the above it was considered that the siting, size and design of the proposed building is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the open nature of the area.

Background papers referred to during production of this report comprise all correspondence on the file ref. 13/04165, set out in the Planning History section above, excluding exempt information.

as amended by documents received on 09.01.2014 14.02.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
 ADD02R Reason D02
- 4 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the openness and appearance of the area and the residential amenities of the area.

- 5 The building hereby permitted shall be used only as ancillary classroom accommodation for Warren Road Primary School and there shall be no increase in staff or pupil numbers as a result of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with Policies BE1, T2, T3 and T18 of the Unitary Development Plan in the interests of the residential amenities of the area and highway safety.

- 6 Details of the materials to be used for the new paths shall be submitted to and approved in writing by the Local planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the appearance of the area.

- 7 At any time the noise level from the ventilation air conditioning plant at this site in terms of dB(A) shall be 10 decibels below the relevant minimum background noise level, LA90(15mins) measured at any noise-sensitive location. If the plant has a distinctive tonal or intermittent nature the predicted noise level of the plant shall be increased by a further 5dBA. Thus

if the predicted noise level is 40dB(A) from the plant alone, and, the plant has a tonal nature, the 40dB(A) shall be increased to 45dB(A) for comparison with the background level. The L90 spectra can be used to help determine whether the plant will be perceived as tonal.

Reason: In order to comply with Policy 7.15 of the London Plan and in the interest of the amenities of nearby properties.

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

- A clearly labelled drainage layout plan showing pipe networks and any attenuation soakaways. 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. Calculations should demonstrate how the system operates during the 1 in 30 year critical duration storm event plus climate change

ADD02R Reason D02

INFORMATIVE(S)

- 1 Before works commence, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.

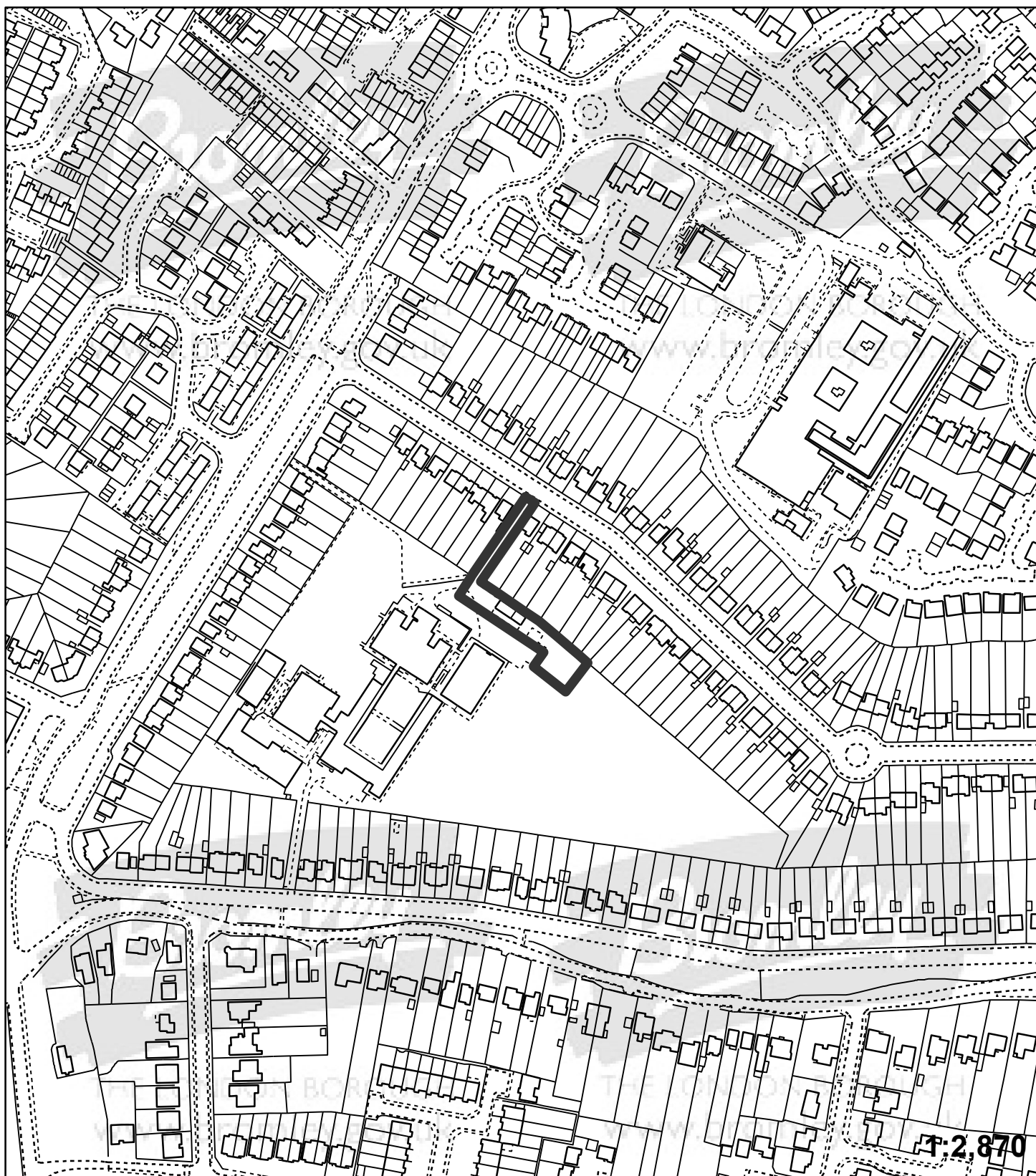
If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.

- 2 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 groundwater. 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.

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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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