

SECTION '2' – Applications meriting special consideration

Application No : 14/01205/FULL1

Ward:
Clock House

Address : Churchfields Primary School
Churchfields Road Beckenham BR3
4QR

OS Grid Ref: E: 535839 N: 168995

Applicant : Mr Tom Hyndley

Objections : NO

Description of Development:

Part infill development of enclosed courtyard to provide new reception classroom

Key designations:

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

Proposal

The proposal is for the addition of a reception classroom within the existing central courtyard, attached to the main building. It will consist of one classroom, WC's, sensory room and hygiene room. The building would be brick construction with a flat roof.

The proposal would not result in an increase in staff or pupil numbers on site, but rather forms part of a re-organisation of teaching space at the school. This was confirmed in a supplementary parking survey received on 28th May 2014.

Members should note a separate application (ref. 14/01261) at the site for a new modular building to provide a new nursery elsewhere at the site. This separate application is being considered on the same agenda as the current application.

Location

Churchfields Primary School is a two form entry (2FE) primary school with a nursery, accessed on the southern side of Beck Lane, Beckenham. The site, the adjoining allotments and playing fields are designated as Urban Open Space within the adopted Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and, at the time of writing, no representations were received.

Comments from Consultees

Technical Highways comments were received which highlighted some clarifications that were required in respect of parking provision relating to both this application and application ref. 14/01261. A supplementary parking survey was received on 28th May and forwarded to the Councils Highways Engineers for comments. At the time of writing no further comments had been received; any comments will be reported verbally to Members at the meeting.

From a Drainage perspective, no objection is raised.

The Councils Environmental Health Officer has no objections to planning permission being granted.

Thames Water have inspected the application, and with regard to water infrastructure capacity, no objection is raised.

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
- G8 Urban Open Space
- C7 Educational and Pre-School facilities

London Plan

3.18 Education Facilities

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

The Councils adopted SPG design guidance is also a consideration.

Planning History

The site has an extensive planning history, much of which is not relevant to the determination of this application. Applications that are of note include:

86/01747/LBB - Land off Beck Lane/Churchfields Road, Primary School and nursery accommodation - permitted

96/02310/LBB - single storey extension to provide three classrooms - permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact on the designated Urban Open Space, and the impact the proposal would have on the amenities of the occupants of surrounding residential properties.

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

The development is considered to accord with Policy G8 in that the proposal relates to the existing use at the site as a primary school. The proposed structure is set within the existing envelope of the school buildings and will not impact upon the openness of the Urban Open Space. The external appearance of the school building will not be altered.

The main school itself is set back from the road and the proposed development will not have a detrimental impact on the street scene.

On balance, given the siting of the extension, the development is considered acceptable. The design and access statement includes the applicants supporting statement outlining the reasoning for why the works are required; namely to allow to the school to continue to operate as a 2FE school in the face of significantly rising demand.

No additional pupils or staff are proposed as part of this application and therefore no additional traffic or car parking issues are considered to arise as a result of the proposal. Any further Technical Highways comments will be reported to Members at the meeting.

Having had regard to the above it was considered that the siting, size and design of the proposed development is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area or the Urban Open Space.

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

as amended by documents received on 28.05.2014

RECOMMENDATION: PERMISSION

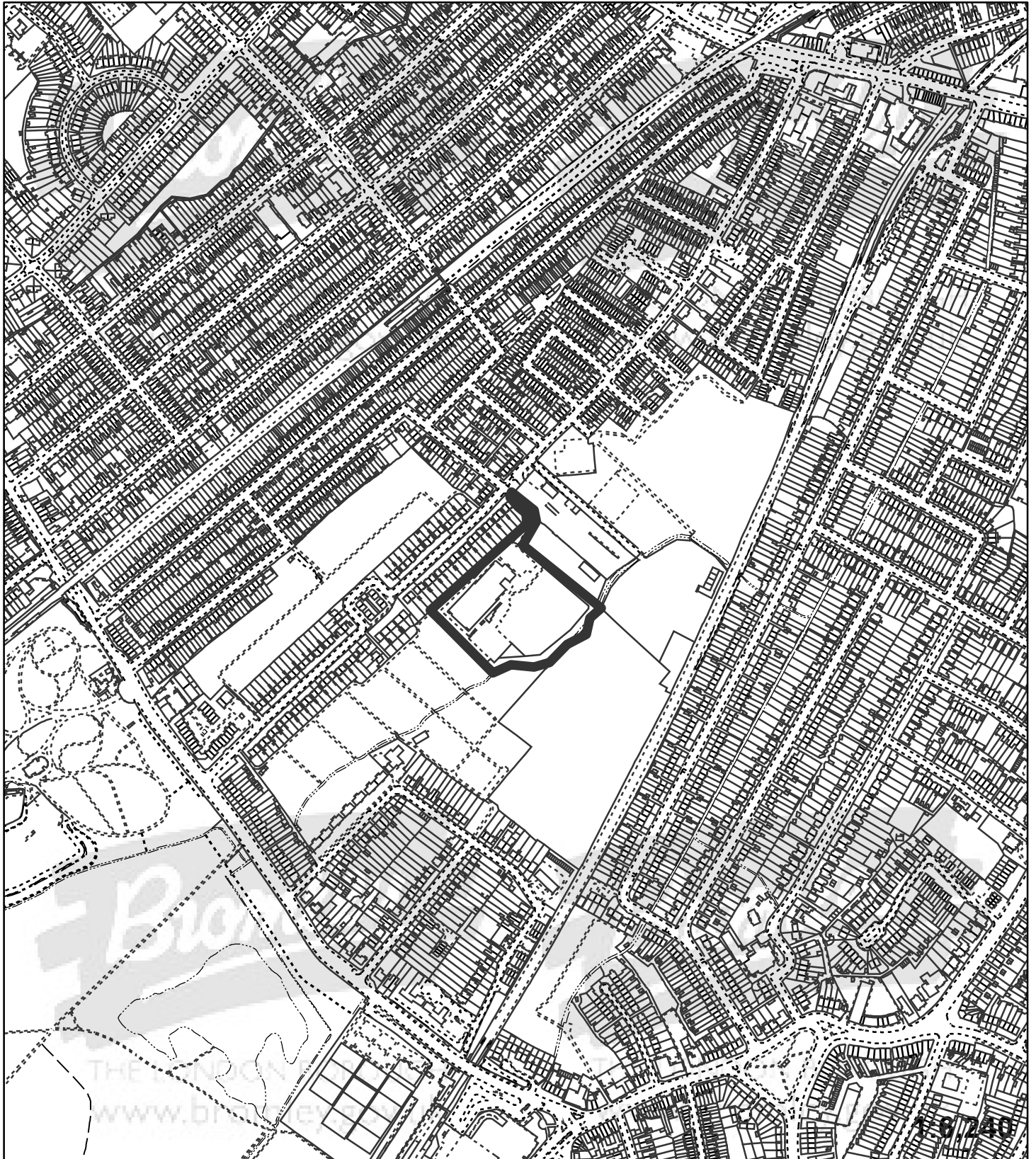
Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACK05R | K05 reason |

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BR3 4QR

Proposal: Part infill development of enclosed courtyard to provide new
reception classroom



"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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