

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

Application No : 14/01157/FULL1

Ward:
**Bromley Common And
Keston**

Address : Southborough Primary School
Southborough Lane Bromley BR2 8AA

OS Grid Ref: E: 543289 N: 167542

Applicant : Mr S Paine

Objections : NO

Description of Development:

Alterations to retaining wall to eastern boundary and erection of playground equipment

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
Green Belt
London City Airport Safeguarding
Local Distributor Roads
Sites of Interest for Nat. Conservation

Proposal

Permission is sought for alterations to retaining wall to eastern boundary and the erection of playground equipment

Location

The application site comprises the rear playground area of Southborough Primary School and is located to the southern edge of Southborough Lane. The site is within the Green Belt

Comments from Consultees

Nearby owners/occupiers were notified of the application and no representations were received.

Planning Considerations

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

- BE1 Design of New Development
- C7 Educational and Pre-School Facilities
- G1 The Green Belt

Supplementary Planning Guidance 1 and 2

National Planning Policy Framework

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the openness and character of the Green Belt and the impact that it 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 applicant considers that there are very special circumstances why this scheme should be accepted - the proposal is for outdoor sport and recreation use as an extension of existing facilities, which does not harm the open character of the land. The benefit to educational needs must be considered within the wider context of the Green Belt and supported in this instance.

The retaining wall would amount to a reduction in the built form to the eastern boundary and the removal of an existing brick wall which in themselves are considered to lead to a contribution to the openness of the Green Belt and, together with relating to an improvement to an educational facility are considered to amount to very special circumstances outweighing any harm to the green Belt by definition.

The playground equipment would be relatively small scale with a shelter to the eastern boundary being the largest structure at 3.8m high and having a footprint of 6m by 4m, with various playground equipment and 1m high fencing around the open ball court featuring a 3m multi-goal. This will be set within an existing area of hardstanding and whilst representing the introduction of development into the Green Belt are considered to maintain the overall openness of the this part of it and amount to appropriate facilities for outdoor sport and recreation.

The residential properties to the east of the site are well screened to the playground and playing fields of the school as such no harm would result to the visual amenities of those residents. The development is located to the north-eastern corner of the open part of the school site and given the size of the

proposed development it is not considered to result in harm the openness of the Green Belt.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a loss of amenity to local residents nor impact detrimentally on the character of the area or the character or openness of the Green Belt.

as amended by documents received on 17.06.2014

RECOMMENDATION: PERMISSION

Subject to the following conditions:

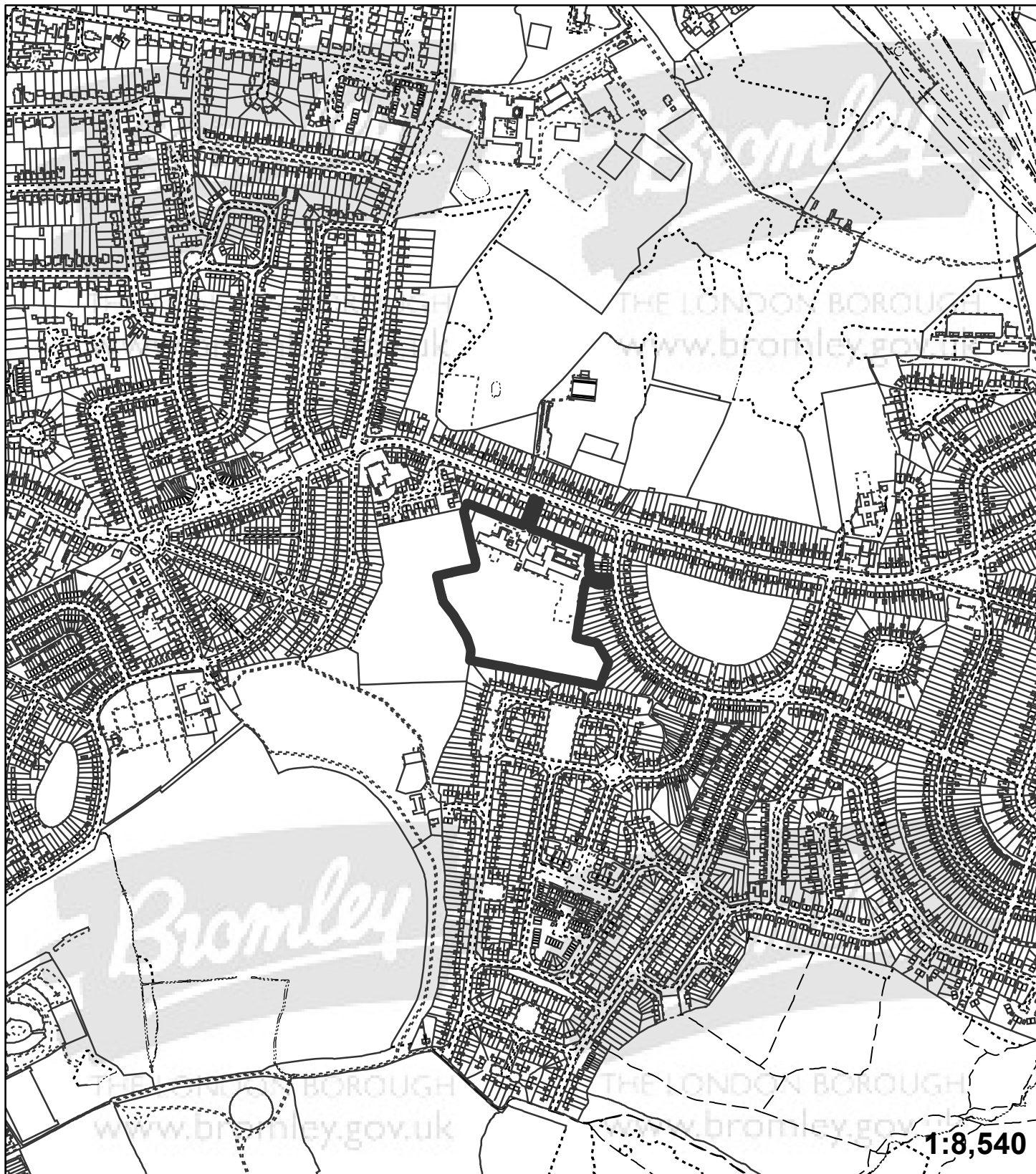
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area and the character and openness of the Green Belt.

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BR2 8AA

Proposal: Alterations to retaining wall to eastern boundary and erection of
playground equipment



"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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