

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

Application No : 14/01436/FULL1

Ward:
**Bromley Common And
Keston**

Address : Princes Plain Primary School Princes
Plain Bromley BR2 8LD

OS Grid Ref: E: 542315 N: 166633

Applicant : Mrs Pam King

Objections : NO

Description of Development:

Single storey extension to Hall for use as Servery and Store

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

Permission is sought for a single storey extension to the existing Hall for use as a servery and store. The extension would have a depth of 5.85m and a width of 9.89m to a height of 3m to the flat roof. A ramped access is proposed to the northern flank elevation.

Location

The application site is located to the north of Church Lane and is accessed from Princes Plain to the south. The site comprises the primary school which is a mixture of single and two storey buildings with the hall set to the northern boundary and adjoined to the rest of the school to the south, with playing fields to the north. The site is within the Green Belt.

Comments from Local Residents

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

Comments from Consultees

No technical consultations have been 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

Planning History

A number of extensions and additional buildings have been permitted, most recently application ref. 10/01278 permitted a single storey extension to form group study room access ramp with paved pathway playground fence enclosure and brick retaining wall. A single storey infill extension to main building to form music room, covered walkway linking kitchen and hall, entrance canopy and increase in hardstanding for play area and fire appliance access route.

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 proposal has a footprint of some 58sqm with the existing hall having an area of 237sqm, resulting in a 24% increase. However, it must be noted that the hall is part of the main school building which is significantly larger and as such the hall extension comprises a relatively small enlargement over the existing building as a whole. It is therefore considered that the proposal would constitute a proportionate addition to the building that would maintain the openness of the Green Belt.

There are no properties to the north and the site is well screened to the playing fields located there and as such no harm would result to the visual amenities of that part of the Green Belt. The location of the extension together with its size would not result in a loss of plot area within the school and would enhance the use of the existing hall.

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 significant loss of amenity to local residents nor impact detrimentally on the character of the area or the character or openness of the Green Belt.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01436 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

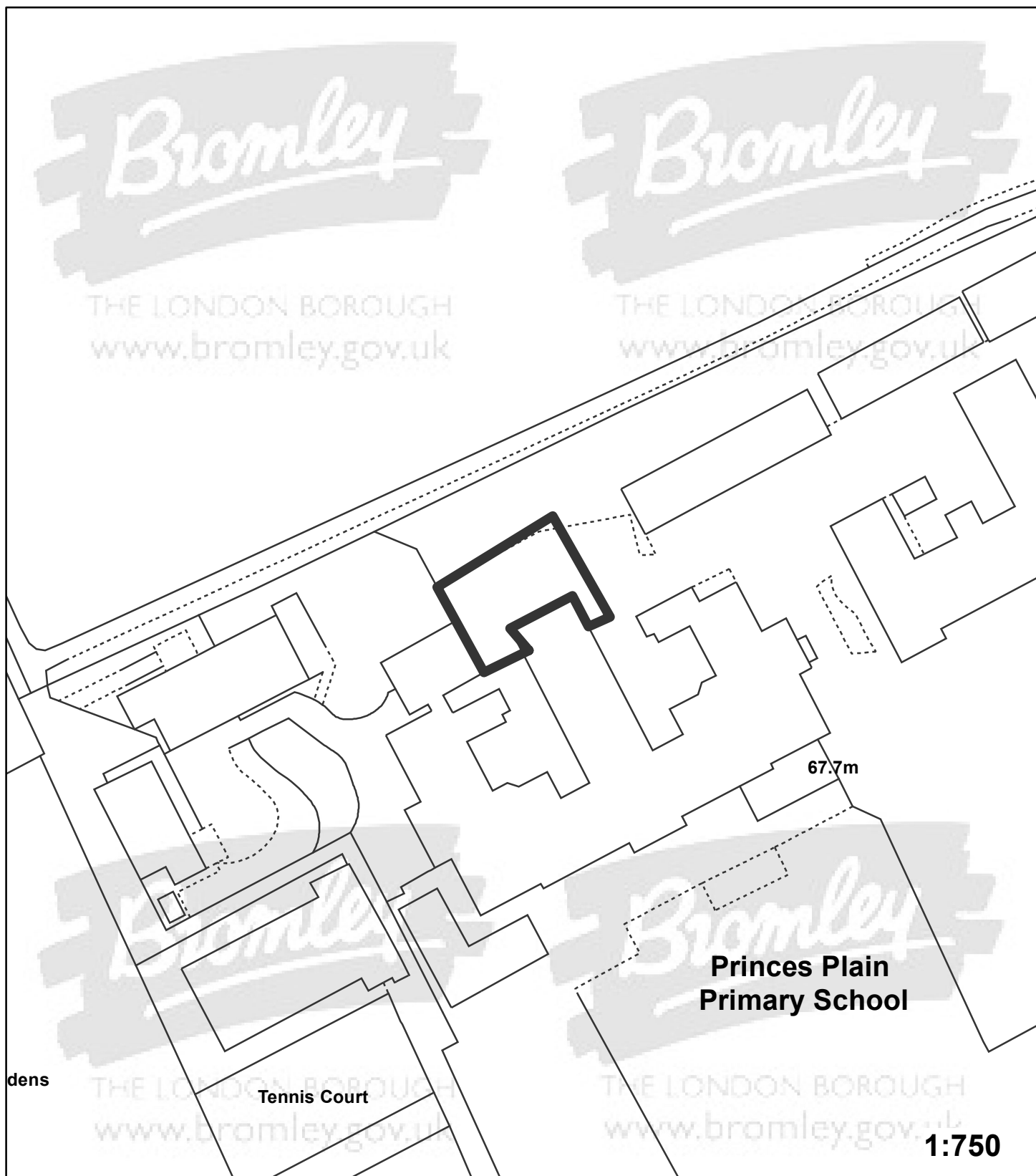
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC04 Matching materials
 ACC04R Reason C04
- 3 ACK01 Compliance with submitted plan

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.

Application:14/01436/FULL1

Address: Princes Plain Primary School Princes Plain Bromley BR2 8LD

Proposal: Single storey extension to Hall for use as Servery and Store



"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

© Crown copyright and database rights 2013. Ordnance Survey 100017661.