

SECTION '2' – Applications meriting special consideration

Application No : 14/01566/FULL1

Ward:
Bickley

Address : Braeside Preparatory School 41 - 43
Orchard Road Bromley BR1 2PR

OS Grid Ref: E: 541581 N: 169851

Applicant : Cognita Schools Ltd

Objections : YES

Description of Development:

Replacement single storey library extension to main school building, replacement single storey classroom block and replacement single storey kindergarten classroom block

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Green Chain
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Metropolitan Open Land
Open Space Deficiency

Proposal

The proposal seeks a permanent planning permission for classroom buildings to replace the temporary ones at the western side of the site and the older buildings to the eastern side of the site, as follows:

- Permanent single storey replacement classroom building with mono-pitched roof
- permanent single storey replacement kindergarten building incorporating two mono-pitched roofs, one at either end and a central mono-pitch.
- replacement library extension to eastern side of main school building
- the classroom building would increase in floor area from the existing pre-fabricated building by 14 square metres
- the kindergarten building would increase in floor area from the existing timber building by 98 square metres and would include adequate toilet provision, storage and a lobby which the current building does not have

- the proposed library extension would measure the same length and width as existing and around 20cm higher, incorporating 3 x rooflights in the lean-to style roof
- the present school role is 350 pupils and there is no proposal to increase pupil or staff numbers.

Location

- Braeside Preparatory School consists of a traditional brick main school building fronting Orchard Road, a single storey wooden building to the rear eastern side of the site for the Kindergarten and two linked single storey pre-fabricated classroom buildings to the western side approved under temporary permissions
- adjoining the western site boundary is a flatted development known as Rosewood Court
- adjoining the site to the east, directly adjacent to the site of the Kindergarten building are Nos. 3 and 6 Harton Close, while a number of houses in Edgeborough Way bound the site further to the north
- to the rear of the classroom and kindergarten buildings lies the school play facilities comprising tennis/sports courts and an open grassed area
- to the north-west of the site is Scotts Park Primary School which is designated as Metropolitan Open Land
- the site levels fall from east to west.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- increase is to presumably cater for more pupils
- increase in traffic congestion
- rainwater runs into Rosewood Court and garages flooded
- school has cut down trees to erect temporary buildings
- significant increase in size of buildings
- could increase noise pollution
- overlooking and loss of visual amenity
- parking hazards

Comments from Consultees

The Council's Highways Development Engineers have raised no objections on the basis that the proposed access or parking arrangements are not changing and no additional pupils are proposed.

The Council's Environmental Health Officer has raised no objections in principle.

The Council's Drainage Advisor has stated that surface water design needs to be carried out and SUDs measures need to be maximised on site. Soakage tests as well as soakaway design also need to be carried out.

Early Years support the application.

Thames Water have raised no objections.

The Metropolitan Police Designing out Crime Advisor has raised concerns that no information is provided with regard to Secure By Design (SBD) measures and a SBD condition should be attached to any grant of planning permission.

Planning Considerations

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

- BE1 Design of New Development
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- T3 Parking
- T5 Access for People with Restricted Mobility
- T7 Cyclists
- T15 Traffic Management
- T16 Traffic Management and Sensitive Environments
- T18 Road Safety

London Plan:

- 3.16 Protection and Enhancement of Social Infrastructure
- 3.18 Education Facilities
- 5.3 Sustainable Design and Construction
- 5.13 Sustainable Drainage
- 7.2 An Inclusive Environment
- 7.3 Designing Out Crime
- 7.15 Reducing Noise and Enhancing Soundscapes

The National Planning Policy Framework 2012

Planning History

The most relevant planning history is as follows:

83/00758 - Detached single storey building for use as classroom - PERMITTED

92/00942 - Demolition of lean-to extension and classroom and Erection of single storey detached building for classroom and single storey extension to existing classroom - PERMITTED

93/00203 - 3 storey link extension to rear 2nd floor link extension together with 2 front dormers and 2 rear dormers providing additional teaching accommodation in the roof space - PERMITTED

93/01071/DET - Car parking details pursuant to condition 4 of 93/00203 - PERMITTED

97/03212 - Single storey building to rear for kitchen and dining room together with additional hard surfaced playground together with associated 24 metre high chain link fence - REFUSED

97/03213 - Single storey rear extension and alterations to provide additional car parking spaces to forecourt - PERMITTED

98/03167 - First floor rear extension - PERMITTED

07/01068 - Provision of 2 single storey prefabricated classrooms buildings/covered walkway and erection of 2.4m high link fence enclosure to new tarmac playground adjacent to existing tennis courts - PERMITTED on the following condition:

The mobile classroom hereby permitted shall be removed and the land reinstated to its former condition on or before 30th June 2012

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time and in the interests of the amenities of the area

12/01346 - Variation of condition 3 of permission 07/01068 to extend use of mobile classrooms for further 15 months - APPROVED on the following condition:

The use hereby permitted shall be discontinued and the land reinstated to its former condition on or before 30th September 2013.

Reason: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.

Conclusions

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

The London Plan, at Policy 3.18, supports development proposals which "enhance education and skills provision... including new build, expansion of existing facilities or change of use to educational purposes" (London Plan, 2011).

The proposed classroom building would consolidate the two existing pre-fabricated buildings into one block and would occupy a similar position to those existing. The footprint of the proposal would be slightly larger than existing due to the building being wider at the southern end than the existing smaller block and, as a result, being situated slightly closer to flats 15, 17 and 19 Rosewood Court. A number of additional windows are proposed to the western elevation which would be within 4.5m (approx.) of the flank boundary with Rosewood Court. There are a number of flank windows at Rosewood Court which may be affected by the proposal, however, as these appear to serve bathrooms and high level windows serving living rooms, the impact on lighting, outlook and privacy is not considered to be unduly harmful,

particularly as there are already windows which face onto Rosewood Court in the existing building. In addition, landscaping is proposed along this site boundary.

The proposed building would have a mono-pitched roof measuring approximately 4.5 metres to the highest point (an increase of just over 1m). As the roof would be pitched away from the adjacent Rosewood Court, reducing to a height of around 2.7m on the western side, it is not considered that it would have a serious visual impact on the adjoining residents.

With regards to noise and disturbance, no statutory nuisance has been identified during the temporary building's 5 year existence and, as no increase in pupils is proposed, no significant noise or disturbance to neighbouring residents is expected.

The proposed kindergarten building would be substantially larger than existing due to additional toilet provision, storage space and a lobby being provided. The applicant states that the additional space is needed to meet OFSTED requirements and the Council's Education and Childcare Services Division support the proposal as it would "greatly improve the facilities for the Kindergarten". The building would be located on approximately the same footprint and on the same level as the existing building. It would incorporate two mono-pitched roofs, one at either end and a central mono-pitch. The maximum height would be around 5.2m. The minimum height of the roof adjacent to the boundary with No.6 Harton Close would be approximately 4.6m (an increase from 3.7m as existing). The building would be separated from the dwellinghouse at No.6 by a minimum of approximately 7 metres and would be no closer to the party boundary than the existing building. As No.6 is situated on an elevated position to the application site, Members may consider that the proposed increase in height of the building would not lead to a significant loss of light or visual amenity for the adjacent occupiers.

The proposed library building would be a like for like replacement of an existing timber building in a brick and tile finish with rooflights. As it would occupy the same footprint as the existing building with a similar height, the impact on the amenities of the adjacent 3 Harton Close would not be significant.

Concerns have also been received from a number of residents in Rosewood Court regarding surface water run-off from the temporary building causing flooding at this neighbouring site. As such surface water design needs to be carried out and Sustainable Urban Drainage measures need to be maximised on site. A condition is recommended to this effect.

There is not considered to be a significant impact on the two trees centrally located at the site, which are positioned within a retaining wall.

From a highways perspective, there would be no increase in staff or pupil numbers at the school and the impact on road safety in the area would therefore be insignificant. It is likely that the existing cycle store, currently located adjacent to the western flank boundary, would have to be re-located due to the enlargement of the classroom block. A condition requiring details of a new storage area is therefore recommended.

Overall, it is considered that the proposals would be in keeping with the scale, form and layout of the school and would respect the amenities of the occupiers of adjacent buildings. Furthermore, there would be no increase in pupil numbers so the impact on parking and highways safety would be minimal. As the application is fully supported by the Education and Early Years Department and given the Mayor of London's support for development proposals which enhance education and skills provision, Members may therefore be minded to grant permission.

Background papers referred to during production of this report comprise all correspondence on the file ref.14/01566 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 ACA04 Landscaping Scheme - full app no details
ACA04R Reason A04
- 3 ACC07 Materials as set out in application
ACC07R Reason C07
- 4 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 5 ACH03 Satisfactory parking - full application
ACH03R Reason H03
- 6 ACH16 Hardstanding for wash-down facilities
ACH16R Reason H16
- 7 ACH22 Bicycle Parking
ACH22R Reason H22
- 8 ACH29 Construction Management Plan
ACH29R Reason H29
- 9 ACI21 Secured By Design
ACI21R I21 reason
- 10 ACK01 Compliance with submitted plan

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

- 11 No additional children shall attend the school without the prior approval in writing of the Local Planning Authority.

Reason: In order to comply with Policies BE1, C7 and T18 of the Unitary Development Plan and in the interest of residential amenities and highways safety.

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 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.

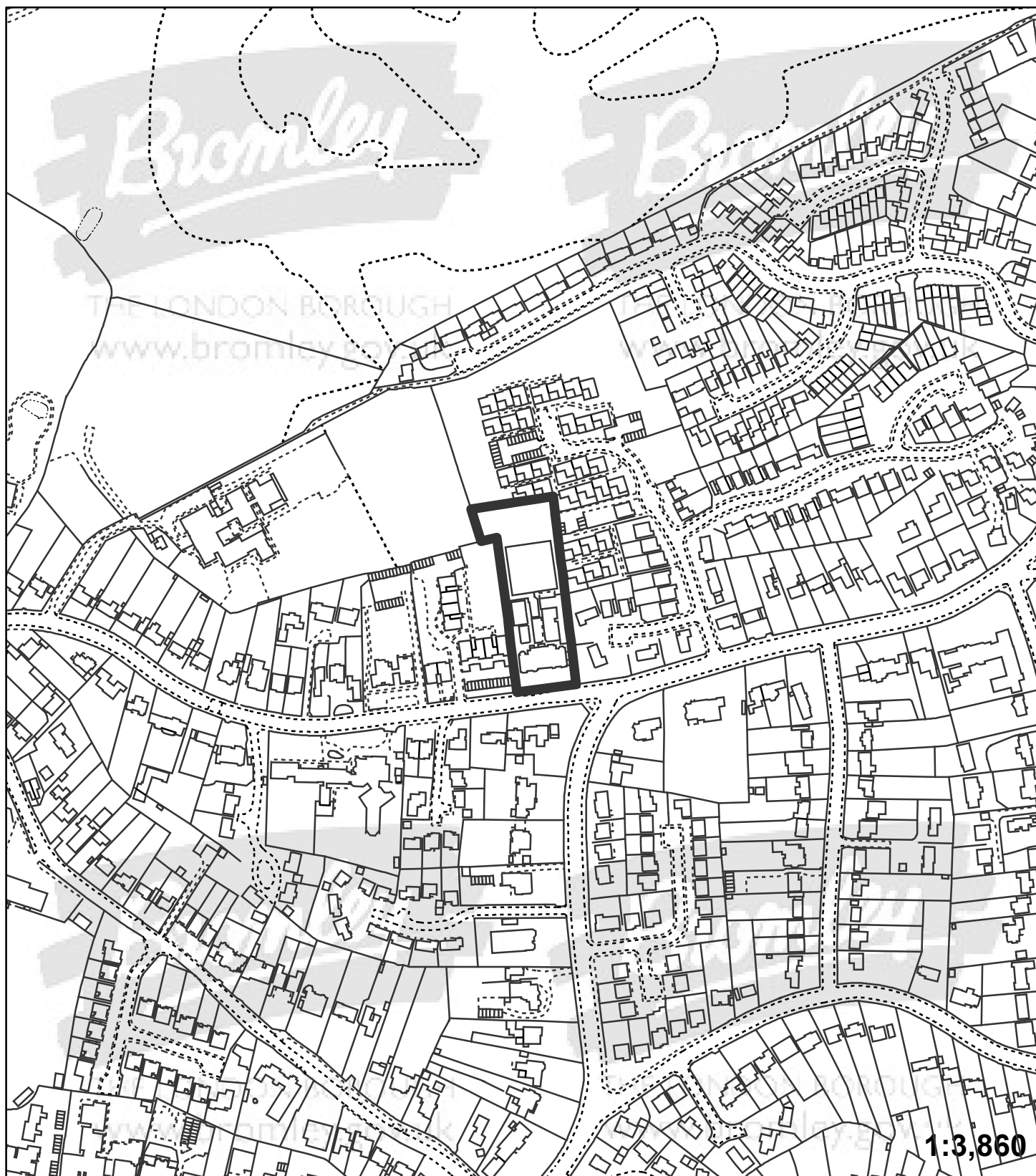
3 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving 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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