

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

Application No : 14/01300/FULL1

Ward:
Plaistow And Sundridge

Address : Parish School 79 London Lane Bromley
BR1 4FH

OS Grid Ref: E: 540189 N: 170454

Applicant : Mr Simon Goodburn

Objections : NO

Description of Development:

Single storey extension to existing modular classroom and erection of decking with canopy

Key designations:

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

Urban Open Space

Proposal

The proposal seeks planning permission for a single storey extension to the existing modular classroom and erection of decking with canopy. The proposed extension is to house an additional classroom, breakout room, store and WCs.

The extension would be flat roofed at the same height and width as the existing with an extension in length of approximately 9.6m.

Location

Parish Church of England Primary School is a primary school for children aged 4-11 set in 5 acres of parkland to the north of London Lane (access) and to the south of Park Avenue. The site is in an area of open space deficiency with the adjoining playing fields designated as Urban Open Space within the Unitary Development Plan.

The mansion housing much of the school dates back to 1770 and is listed. There are a number of external buildings, which are comprised of three single storey

classrooms, one 2 storey classroom block, a single storey reception classroom and a single storey hall and kitchen block.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of completing the report no objections were received. It should also be noted that at the time of completing the report a petition in support of the application with 274 signatories had been received.

Comments from Consultees

Technical Highways comments were received advising that in order to assess the application further a parking survey of the area was required. A supplementary parking survey was received on 26th June and forwarded to the Councils Highways Engineer who does not object to the proposal and recommends that if Members are minded to approve the application subject to conditions. The full technical Highways comments are available on file.

There are no Heritage and Design objections and the proposal will not have an adverse impact on the setting of the listed building.

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
- BE8 Statutory Listed Buildings
- C7 Educational and Pre-School facilities
- G8 Urban Open Space
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

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:

2011: Planning permission (ref: 11/01731/FULL1) granted for single storey detached building comprising 2 classrooms with decking, ramp and canopy.

2001: Deemed permission (ref: 01/00076/DEEM3) granted for detached single storey building for class room.

1999: Deemed permission (ref: 99/03218/DEEM3) granted for detached portable building for class room.

Conclusions

The main issues relating to the application are the effect that it would have on the openness of the adjacent Urban Open Space and the setting of the adjacent listed building, the impact the proposal would have on the amenities of the occupants of surrounding residential properties and the impact on parking and the surrounding highway.

It is important to note that the justification for the proposal is to allow the school to continue to operate in the face of significantly rising demand. This justification is obviously worthy however, it does need to be balanced against the main issues assessed in detail below.

With regard to the adjoining area of Urban Open Space, assessment is required against relevant policy G8 of the UDP, namely that the development is related to the existing use and the development is small scale. In addition, where built development is involved; the Council will weigh any benefits being offered to the community against a proposed loss of open space and in all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site. Given that the proposal is for an extension to an existing classroom, is relatively small scale and sufficiently separated from the area of Urban Open Space to the west, Members may consider the proposal compliant with the above policy.

For the same reasons as above, Members may consider that the proposed extension to the side of an existing single storey modular classroom will not harm the setting of the listed mansion house.

The extension is to an existing single storey modular classroom and will be of a relatively modest size when considered in the context of much larger site and mansion building. It will also be sufficiently separated from the nearest residential properties so as not to result in undue harm to the amenities enjoyed by the occupants of those residential properties.

With regard to parking and highways matters, Council's Highways Engineer states that the development would have an impact on the surrounding road network and the school needs to aim to encourage users of the school to use more sustainable modes of transport, particularly those living nearby. However, Council's Highways Engineers does not object to the proposal and recommends that if Members are minded to approve the application, a series of conditions be attached to any planning permission and these are detailed at the end of this report.

Having had regard to the above Members may consider that the siting, size and design of the proposed extension to the existing modular classroom and associated decking is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the openness of the site to such a degree as to warrant refusal of planning permission. The potential impact on the highway may also be considered, on balance, acceptable in light of the information provided as well as the requirements of the recommended conditions.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01300, set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

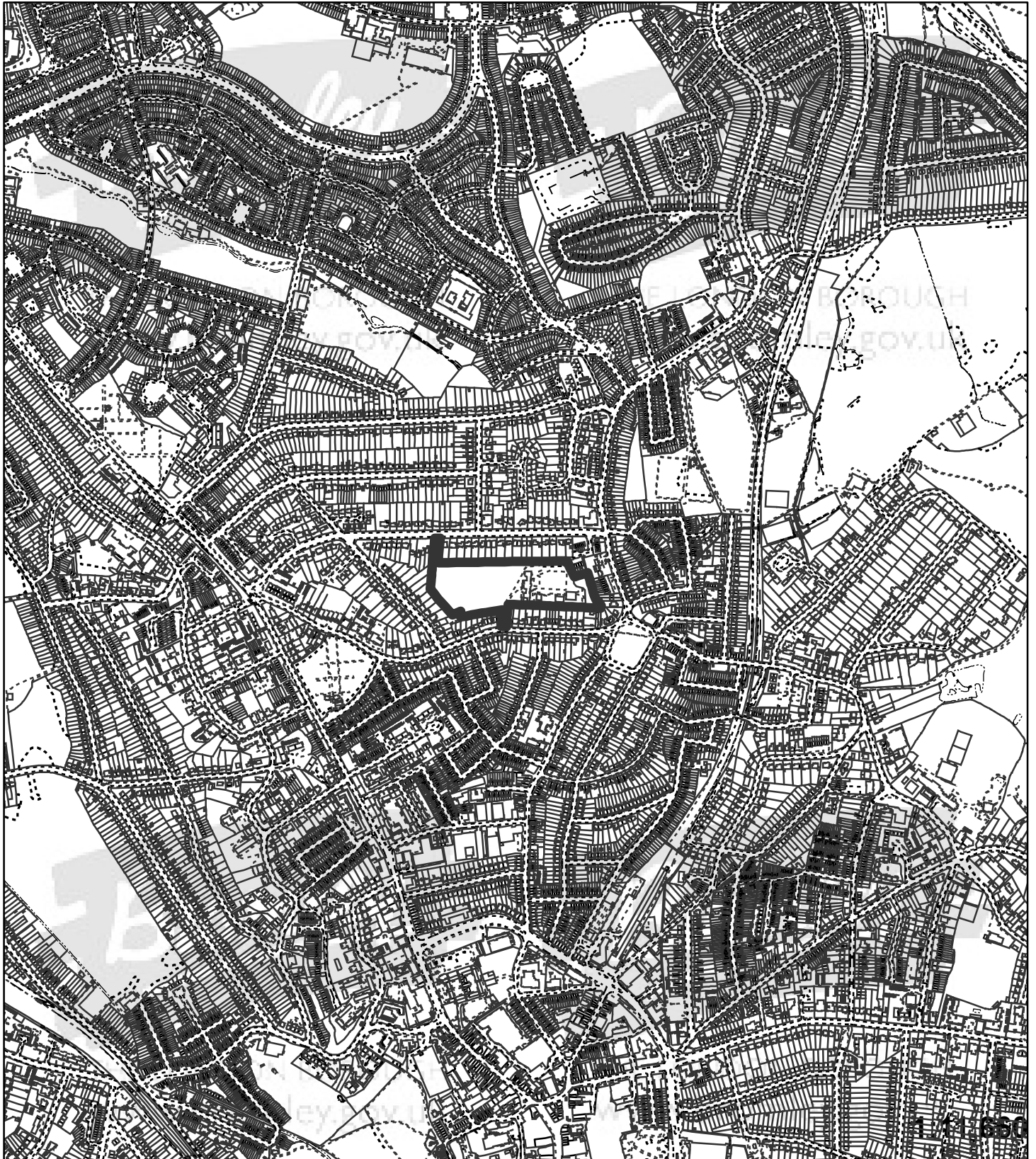
- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 3 | ACH02 | Satisfactory parking - no details submit |
| | ACH02R | Reason H02 |
| 4 | ACH16 | Hardstanding for wash-down facilities |
| | ACH16R | Reason H16 |
| 5 | ACH22 | Bicycle Parking |
| | ACH22R | Reason H22 |
| 6 | ACH28 | Car park management |
| | ACH28R | Reason H28 |
| 7 | ACH29 | Construction Management Plan |
| | ACH29R | Reason H29 |
| 8 | ACH30 | Travel Plan |
| | ACH30R | Reason H30 |
| 9 | ACK01 | Compliance with submitted plan |

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

Application:14/01300/FULL1

Address: Parish School 79 London Lane Bromley BR1 4FH

Proposal: Single storey extension to existing modular classroom and erection of decking with canopy



"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.