

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

Application No : 14/01411/FULL1

Ward:
Copers Cope

Address : Worsley Bridge Junior School Brackley
Road Beckenham BR3 1RF

OS Grid Ref: E: 537322 N: 170426

Applicant : Mrs Jacqueline Pike

Objections : NO

Description of Development:

Replacement glazing to form larger windows and new door openings out on to playground.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Urban Open Space

Proposal

Permission replacement glazing to form larger windows and new door openings out on to playground.

Location

Worsley Bridge School is located on the north side of Brackley Road with Worsley Bridge Road to the west and Abbey Lane to the east. The surrounding area is mainly residential in character with sports pitches opposite the school playing fields.

Comments from Local Residents

Nearby properties were notified and no representations were received.

Comments from Consultees

Highways advise that it appears that there are no changes proposed to the highway aspects and so no objections are raised to the application.

Planning Considerations

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

- BE1 Design of New Development
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational and Pre School Facilities

In strategic terms the most relevant London Plan policies are:

3.18 Education Facilities

National Planning Policy Framework 2012

Conclusions

The main issues to be considered are the impact on designated Urban Open Space (UOS) and the impact on amenities of residents of nearby residential properties

With regard to the impact on the designated Urban Open Space the proposal is for elevational changes to the building facing opening out on to the playground. On this basis it is considered that there would not unduly impair the open nature of the site.

Similarly, is considered that the development would not have a detrimental effect on the amenities of the occupants of nearby residential properties.

This application is considered to be acceptable at this location.

Background papers referred to during the production of this report comprise all correspondence on file ref. 14/01411, and any associated history excluding exempt information.

as amended by documents received on 09.07.2014

RECOMMENDATION: PERMISSION

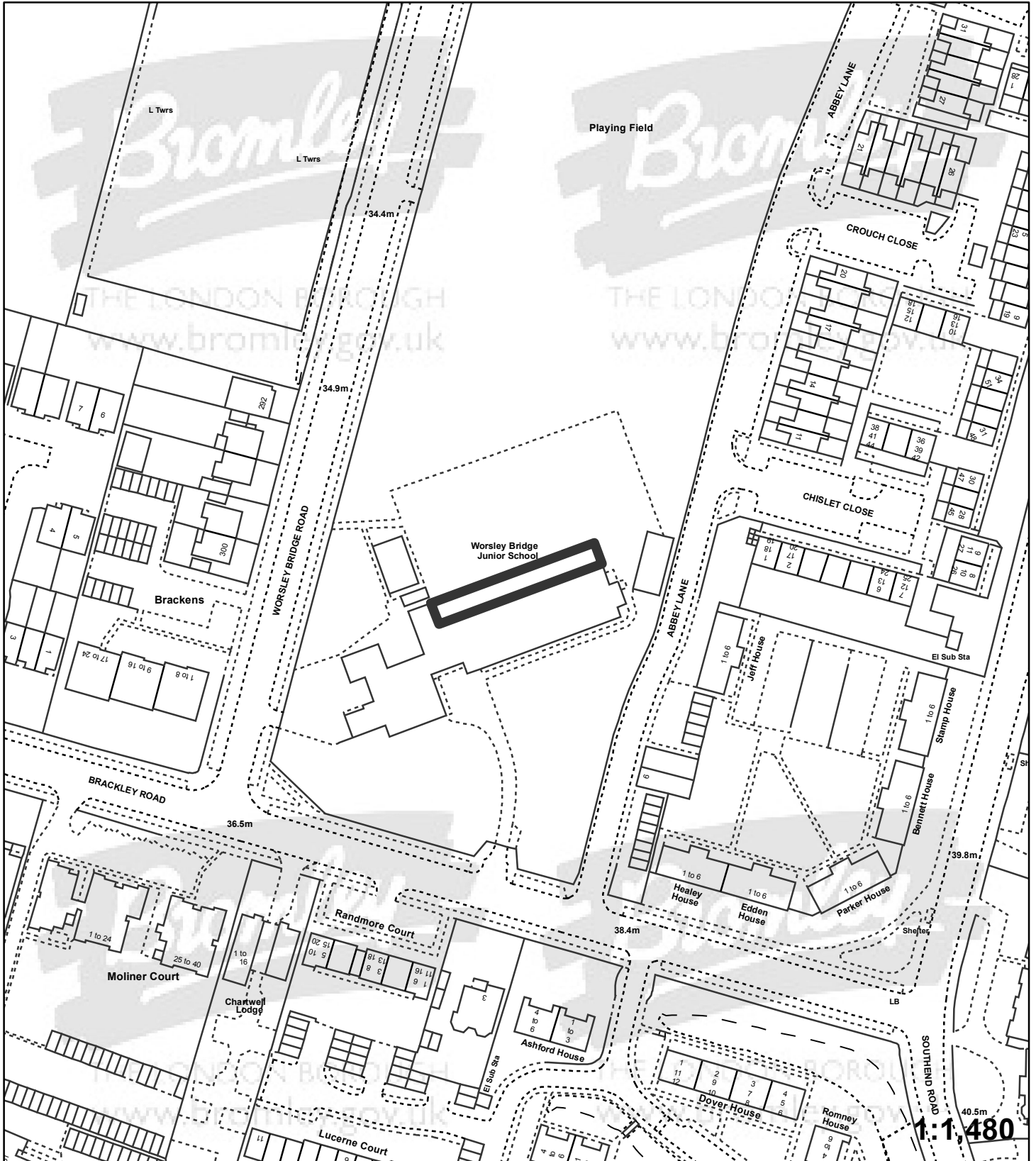
Subject to the following conditions:

- | | | |
|---|--------|--|
| 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 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |

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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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