

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

**Application No :** 14/02013/FULL1

**Ward:**  
**Copers Cope**

**Address :** Clare House Primary School Oakwood  
Avenue Beckenham BR3 6PJ

**OS Grid Ref:** E: 538295 N: 169170

**Applicant :** Mr John Budden

**Objections :** YES

**Description of Development:**

Temporary modular single storey classroom block with entrance lobby, toilets, stores and associated external works including ramp and steps.

Key designations:

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

**Proposal**

The proposal is for a temporary single storey classroom block (approx. 9m long by 8.6m wide) to provide an additional classroom with entrance lobby, toilets and storage area. The application also includes steps and a ramp to provide access to the temporary classroom. The application seeks temporary planning permission to 31 November 2015 and will provide additional accommodation whilst a decision is made on the permanent expansion of the school to two forms of entry.

A Transport Assessment has been provided to accompany the application it indicates that the proposals will result in an increase of only 10 vehicles. This is considered as a worst case scenario as the new intake will be primarily from the immediate area and the assessment therefore makes the assumption that the majority would actually walk to school. The assessment concludes that there are no highway or transportation reasons to object to the proposed development..

An Extended Phase 1 Habitat Survey Report was also provided to accompany the application, it summarises the outcomes of an ecological survey that was undertaken in June 2013. The report finds that the proposed development can proceed without detriment to protected species provided that the general

precautionary recommendations are adhered to. The report recommends the following;

- that any lighting installed should be bat sensitive lighting
- that a nesting search be undertaken prior to work being undertaken to confirm the presence/absence of nesting birds prior to works being undertaken
- that the ecologically poorer areas of the site can be enhanced by use of native species, tree planting and installation of habitats such as bird and bat boxes where considered appropriate within the context of the landscaping/scheme proposals.

## **Location**

Clare House School is located on the north west side of Overbury Avenue, adjacent to the junction with Oakwood Avenue. The temporary classroom will be located on a grassed area to the southwest the existing school buildings and to the southeast of the existing tarmac playground. The site is designated Urban Open Space.

## **Comments from Local Residents**

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

- increased traffic and congestion
- increased demand for on-street car parking
- detrimental impact on highway and pedestrian safety
- parents often double park on Overbury Avenue and obstruct driveways
- parking restrictions should be introduced on Overbury Avenue.

## **Comments from Consultees**

- Metropolitan Police Crime Prevention Design Adviser - no objections
- Highways - no objections
- Environmental Health - no objections.

Any further responses to consultations including Sport England, trees and ecology comments will be reported verbally at the meeting.

## **Planning Considerations**

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

- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space
- L6 Playing Fields

BE1 Design of New Development  
T1 Transport Demand.

## **Planning History**

Planning permission (ref. 89/01651) was granted for a single storey front extension to form a dining area and entrance in July 1989.

Planning permission was granted for a cycle shed (ref. 07/00388) in March 2007 and detached single storey shed (ref. 91/02644) in May 1992.

Temporary planning permission (1 year) was granted for a single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences in October 2013 (ref. 13/02432). An application to extend this temporary consent to September 2015 has been received.

A planning application has been received for demolition of the existing school building and erection of a two storey school building with associated landscaping including and artificial multi use sports pitch (ref. 14/02367).

## **Conclusions**

Clare House School has a projected increase in the number of pupils for the next academic year and this temporary classroom accommodation is to accommodate a 'bulge' in pupil numbers. The proposal will provide accommodation for an additional 30 children, which represents one additional 'bulge' class. The proposal will also generate a requirement for two additional members of staff.

The Council's Education Department is currently considering proposals to restructure the school from a 1 form entry primary school to a 2 form entry primary school, and if the proposal is approved and goes ahead (subject to the relevant permissions) it is envisaged that the work would be carried out in phases.

The building is a temporary structure and is constructed of plastisol coated sheet with aluminium double glazed windows, which is typical for these types of temporary classrooms. The building is located to the southeast of the existing playground in close proximity to the existing school buildings. It is important that the classrooms are located within easy reach of the school's existing facilities so alternative locations within the site are not considered practical or appropriate. Whilst the proposal does result in a reduction in the area of open space available to pupils, the existing grass pitches have been preserved.

Policy G8 of the UDP states that proposals for built development in Urban Open Space will be permitted where the development is related to the existing use of the site. It further states that the Council will weigh any community benefits against the loss of open space and that in all cases the scale, siting and size of the proposal should not unduly impair the open nature of the site. The building is related to the existing use of the site and will provide educational benefits whilst the impact of the

building on the openness of Urban Open Space will not be permanent. The proposal is considered acceptable in Urban Open Space terms.

The siting of the building is considered to be appropriate in the context of the existing buildings on the site as it needs to be located in close proximity to the existing school buildings. The building will be sited close to the site boundary adjoining Overbury Avenue where there is some screening. The building will be at a lower ground level and on the basis that it will be a temporary structure its appearance is considered appropriate. The siting of the building will not result in harm to the residential amenities of the occupants of any nearby properties. The proposal is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on file ref. 14/02013, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

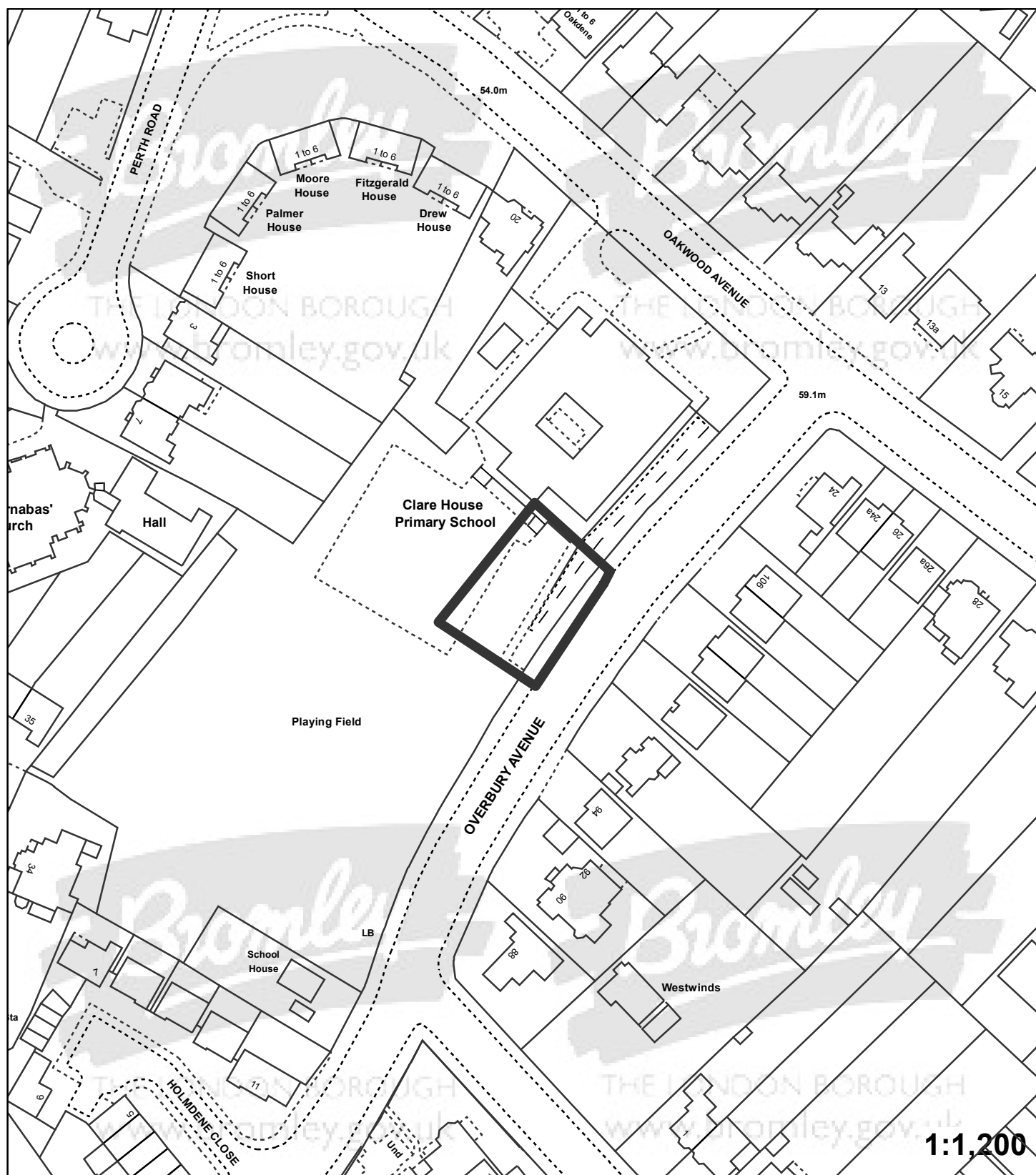
Subject to the following conditions:

- |   |                 |  |    |          |
|---|-----------------|--|----|----------|
| 1 | ACD02<br>AED02R | Surface water drainage - no det. submitt<br>Reason D02 |    |          |
| 2 | ACD04<br>ADD04R | Foul water drainage - no details submitt<br>Reason D04 |    |          |
| 3 | ACE01<br>ACE01R | Limited period - buildings (1 insert)<br>Reason E01    | 30 | November |
| 4 | ACI21<br>ACI21R | Secured By Design<br>I21 reason                        |    |          |
| 5 | ACK01<br>ACC03R | Compliance with submitted plan<br>Reason C03           |    |          |

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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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