

SECTION '2' – Applications meriting special consideration

**Application No :** 14/01565/FULL1

**Ward:**  
**Hayes And Coney Hall**

**Address :** Pickhurst Junior School Pickhurst Lane  
West Wickham BR4 0HL

**OS Grid Ref:** E: 539617 N: 167149

**Applicant :** Mr Robert Jasper

**Objections :** YES

**Description of Development:**

Two storey extension to northern elevation of Junior School to provide four resource teaching rooms

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Sites of Interest for Nat. Conservation  
Urban Open Space

**Proposal**

Permission is sought for a part one, part two storey extension to the northern elevation of the school to provide four resource rooms of 39 square metres each and a corridor to the existing classroom block to the north-east of the site. The proposal would replace an existing glazed structure with approximately the same footprint.

The two storey extension has a height of between 4.4m (south attached to the existing double storey school hall building) and 5.8m (the northern 'front' elevation) due to the uneven ground levels, with the northern elevation having height of between 5.8m (west) and 6.3m (east).

The application is accompanied by a Planning and design and Access Statement which states that:

- There is a real need for purpose built resource teaching space
- The school is currently using break-out spaces in corridors for teaching smaller groups of children
- There is a need for a better solution for getting pupils and staff with mobility issues from one part of the school to the other

- The current 'runnel' is poorly constructed, is a poor use of space and is energy inefficient
- The current solution to the sloping ground level is not particularly successful either functionally or architecturally
- Due to the site level the two storeys appears as a storey and a half in some places reducing the visual impact
- The existing trees and vegetation to the north provide a two-way visual screen
- The school has no intention of increasing the roll of 500 pupils
- The new resource centre will not increase the pupil numbers and there should be no increase in the number of trips generated
- There will be no increase in the number of staff at the school
- The design and siting does not impair the open nature of the site
- By including a lift the accessibility of the centre is improved with an improved external access

## **Location**

The development is located to the northern elevation of the centrally located building of Pickhurst Junior Academy. The school is within the shares a site with, and is set to the west of, Pickhurst Infants School with the site located to the eastern edge of Pickhurst Lane.

The school is predominately two storey in nature with a large area of playground to the north-western corner. To the northern boundary is Pickhurst Recreation Ground. The site is designated as Urban Open Space with the adjoining recreation ground also being designated as a Site of Importance for Nature Conservation.

## **Comments from Local Residents**

Nearby owners/occupiers were notified of the application and one representation was received which is summarised as follows:

- noise and inconvenience whilst the development works go on
- large numbers of cars park on both sides of the main road
- sceptical that no impact will result upon parking and traffic once the work is complete

## **Comments from Consultees**

Highways have raised no objection as the proposal would not result in any rise in pupil numbers and therefore would have no impact upon parking demand or highway safety within the local road network.

From a Secure by Design point of view the development should be able to secure accreditation and a condition to this effect is requested.

## **Planning Considerations**

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

- BE1 Design of New Development
- NE7 Development and Trees
- G8 Urban Open Space
- C3 Access to Buildings for People with Disabilities
- C7 Educational and Pre-school Facilities

### **Planning History**

The site has a long planning history, the majority of which is not relevant to this planning application.

The most recent applications are:

07/04392/FULL1 granted permission for the installation of solar pv system

12/02806/FULL1 granted permission for a new 3 classroom block to rear of existing playground with a new access ramp to western end of existing school building to allow for improved access. This has been constructed.

### **Conclusions**

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

The school has confirmed within the submitted Design and Access statement that there is no proposed increase in pupil numbers, and that the classroom block is intended to satisfy existing floor space requirements of the school in order to reduce overall class sizes by providing additional resource areas for pupils as required. Accordingly there is no highway objection, as the proposals would not result in additional traffic generation within the local road network.

When viewed from the recreation ground to the north, there would be obscured views of the building through the trees which line the boundary and conditions are recommended for the retention and safeguarding of the trees during development. The flat roof design of the proposal contrasts with the more traditional two storey school buildings, however this reduces the bulk of the proposal which is further mitigated by the change in ground levels.

The footprint reflects that of the existing structure, which is considered to be of a poor design and is an inefficient use of the space. The replacement of this structure with four well-proportioned resource rooms is considered to be a significant improvement in terms of the educational function of the building whilst the access and internal circulation will be greatly improved with better links to the main school buildings. The overall external design reflects this requirement and is not considered to result in a harmful addition to the host building.

With regard to the impact upon the Urban Open Space, the development is related to and essential for the function of the existing use and would not exceed the site coverage of the existing development on the site. The proposal would, by reason of its scale, siting and size, not unduly impair the open nature of the site.

It is therefore considered that the proposed development is acceptable in that it will not result in harm to residential amenities, the openness of the site, the local highway network and would benefit an existing educational facility.

Background papers referred to during production of this report comprise all correspondence on the file ref(s) 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 | ACB18  | Trees-Arboricultural Method Statement    |
|   | ACB18R | Reason B18                               |
| 4 | ACB19  | Trees - App'ment of Arboricultural Super |
|   | ACB19R | Reason B19                               |
| 5 | ACC01  | Satisfactory materials (ext'nl surfaces) |
|   | ACC01R | Reason C01                               |
| 6 | ACD02  | Surface water drainage - no det. submitt |
|   | AED02R | Reason D02                               |
| 7 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |
| 8 | ACH03  | Satisfactory parking - full application  |
|   | ACH03R | Reason H03                               |
| 9 | ACH22  | Bicycle Parking                          |
|   | ACH22R | Reason H22                               |