

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

Application No : 14/02544/RECON

Ward:
Copers Cope

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

OS Grid Ref: E: 538295 N: 169170

Applicant : Mr J Budden

Objections : YES

Description of Development:

Temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences

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 is for the retention on site of an existing temporary single storey classroom block (approx. 19.2m long by 9.8m wide) to continue the provision of the additional classroom with entrance lobby, toilets and storage area. The application also includes retention of the steps and a ramp to provide access to the temporary classroom. The application seeks further temporary planning permission to 17th October 2015 and will provide additional accommodation whilst a decision is made on the permanent expansion of the school to two forms of entry.

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 remain located on the north western part of the existing tarmac playground in close proximity to the existing school buildings. The site is designated Urban Open Space.

Comments from Local Residents

One local objection had been received by the time the report was written. The key issues raised by this objections are summarised as follows:

- the proposal will result in an increase in traffic in the area due to the additional pupils
- parking on both sides of the road in Overbury Avenue reduces visibility and gives rise to significant highway concerns.
- concerns regarding parking provision on site for teaching staff.

Any additional objections received will be reported verbally at Committee.

Comments from Consultees

LBB Education - Comments relate to the support of the above application to remove the planning condition that the existing temporary classroom block on site be removed and the land reinstated to its former condition on or before the 17th October 2014.

A separate application has been made (14/02367/FULL1: Demolition of existing school building and erection of a two storey school building with associated landscaping including and artificial multi use sports pitch) to provide the school with a new permanent school building which is due to open during the 2015-16 academic year. The existing temporary classroom block is needed to provide classroom accommodation for existing pupils at the school until the new building is completed.

The Education, Care and Health Services Department is responsible for providing school places. If this condition were not removed there would be insufficient accommodation on site to accommodate all pupils from 18th October 2014, putting at risk the Council's duty to provide sufficient school places as there is no other suitable accommodation.

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
- L6 Playing Fields
- G8 Urban open Space
- 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). (The current application for consideration relates to the extension of the temporary consent in relation to this planning permission)

Temporary planning permission (1 year) was granted for modular single storey classroom block with entrance lobby, toilets, stores and associated external works including ramp and steps on 5th August 2014 (ref. 14/02013)

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). The application is currently under consideration.

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 continue to accommodate a 'bulge' in pupil numbers. The proposal will provide accommodation for an additional 30 children, which represents one additional 'bulge' class.

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 as detailed above. 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 on the north west corner 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. The additional educational space that will be provided to the rear of the temporary building, including a secure play area for reception classes and a covered outdoor teaching space have enhanced existing facilities on the site. These areas are secured by a 1m close boarded fence and gate. Whilst the proposal has resulted in a reduction in the area of playground available to pupils, the existing grass pitches have been preserved and LBB Education has confirmed that the school remains comfortably within the Department for Education site size guidance.

A Transport Assessment was provided pertinent to planning permission ref. 13/02432. Although no updated report has been received with this application for the extension of the temporary permission the findings of that report are considered relevant and remain acceptable.

The report indicated that, the proposals will result in an increase of only 10 vehicles. This was 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. LBB Highways made no objections to the proposals.

In summary, the extension of time by a further 12 months for the temporary classroom building is necessary to accommodate a 'bulge' in pupil numbers and to enable the gradual transition of the school from a one form entry to two form entry. Bromley Education has confirmed that the facilities proposed and level of play/amenity space will continue to be comfortably within Department of Education site size guidance. The number of additional journeys/car parking generated by the proposal can also be accommodated within the existing road network.

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. Whilst the building is temporary in nature, and its appearance reflects this, the building is well screened from surrounding properties and is not considered to result in any reduction in visual amenities for the occupiers of surrounding properties. On the basis that it will be a temporary structure its appearance is considered appropriate.

The proposal is therefore considered to comply with all relevant policies identified above.

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

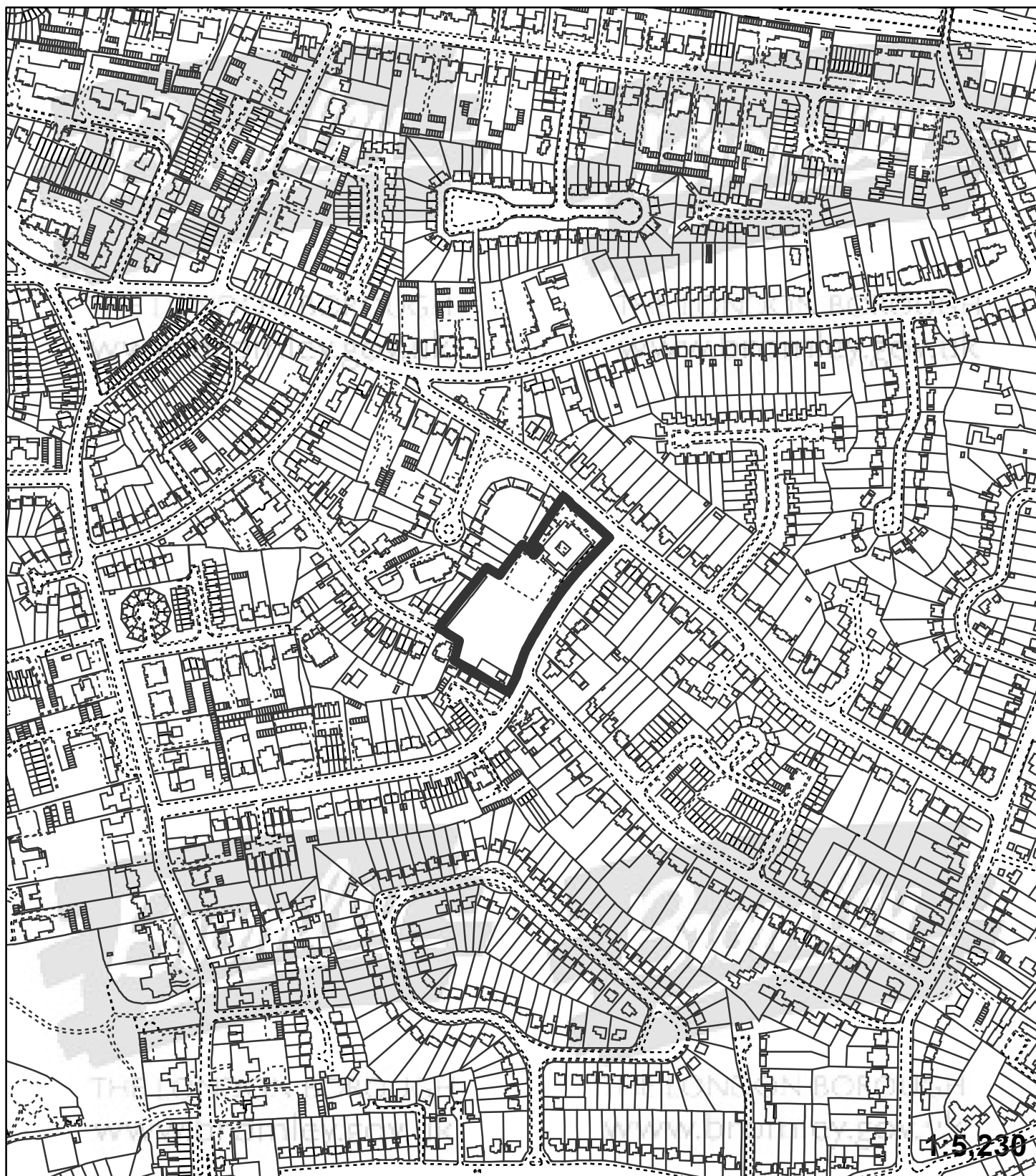
Subject to the following conditions:

- | | | | |
|---|-----------------|---|--------------------|
| 1 | ACE01 ACE01R | Limited period - buildings (1 insert) Reason E01 | 17th October 2015. |
| 2 | ACC07 ACC07R | Materials as set out in application Reason C07 | |

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BR3 6PJ

Proposal: Temporary single storey classroom block with entrance lobby, toilets and class stores, plus associated external works including canopy, ramp, steps and fences



"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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