

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

Application No : 14/02396/FULL1

Ward:
Chislehurst

Address : Red Hill Primary School Red Hill
Chislehurst BR7 6DA

OS Grid Ref: E: 543538 N: 171053

Applicant : Red Hill Primary School

Objections : NO

Description of Development:

Single storey extension to existing toilets

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Biggin Hill Safeguarding Area
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding
London City Airport Safeguarding Birds
Sites of Interest for Nat. Conservation
Urban Open Space

Proposal

- The application proposes a single storey extension to the existing toilet facilities to the south side of the main school building.
- The proposal will provide an extension that will have a rear projection of 3.6m and a width of 8.3m. The roof will be flat with a height of 3.0m.

Location

The site is located on the western side of Red Hill and forms a primary school, with ample grounds around the main school building. The site falls within the Chislehurst Conservation Area and is also designated Urban Open Space. The wider area is a largely residential and sited to the north of Chislehurst High Street.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations have been received.

Comments from Consultees

APCA did not inspect the application.

Planning Considerations

Policies of the Unitary Development Plan relevant to the consideration of this application are:

- BE1 Design of New Development
- BE11 Conservation Areas
- G8 Urban Open Space
- C1 Community Facilities
- C7 Educational And Pre-School Facilities

The National Planning Policy Framework

The Supplementary Planning Guidance for the Chislehurst Conservation Area and the Council's adopted SPG guidance are also considerations.

Planning History

Planning permission was granted under ref. 12/02011 for erection of canopies to provide covered walkway.

Planning permission was granted under ref. 13/02039 for erection of free standing canopy in playground.

Conclusions

The main considerations for such a proposal would be the impacts on the character of the Chislehurst conservation Area, impact on the openness of the Urban Open Space and the impact on the amenities of neighbouring residential properties.

The proposed extension will be sited to the south elevation of the building and would not be clearly visible from public areas of the Conservation Area. The extension will be low in size and scale, and would appear in context with the host building. Members may consider that the small-scale nature of the proposed development would therefore have a negligible impact on the character of the Chislehurst Conservation Area.

The site is designated Urban Open Space, where there is a presumption against development unless it is related to the existing use, small scale and does not impair the open nature of the site. In this case, the extension would be small scale and related to the school use. The development would be sited within a recessed section of the existing building and amongst the existing buildings on the site. The extension would not protrude into a currently open part of the site. On balance, therefore, the proposal may be considered not to unduly impair the open nature of the site.

The development will be sited a significant distance from the nearest residential dwellings to the south of the site and therefore it is considered that no detrimental impact on light or outlook would result.

The proposal would provide an improved and needed facility for the school and such proposals are encouraged by the Council under Policy C7 of the Unitary Development Plan. In light of the minimal impacts considered to local character, Members may consider the proposal to be acceptable on balance.

Having had regard to the above it was considered that the siting, size and design of the proposed extension is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character and openness of the Urban Open Space. No impact on the special character of the Conservation Area would result. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the files refs. 12/02011, 13/02039 and 14/02396 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

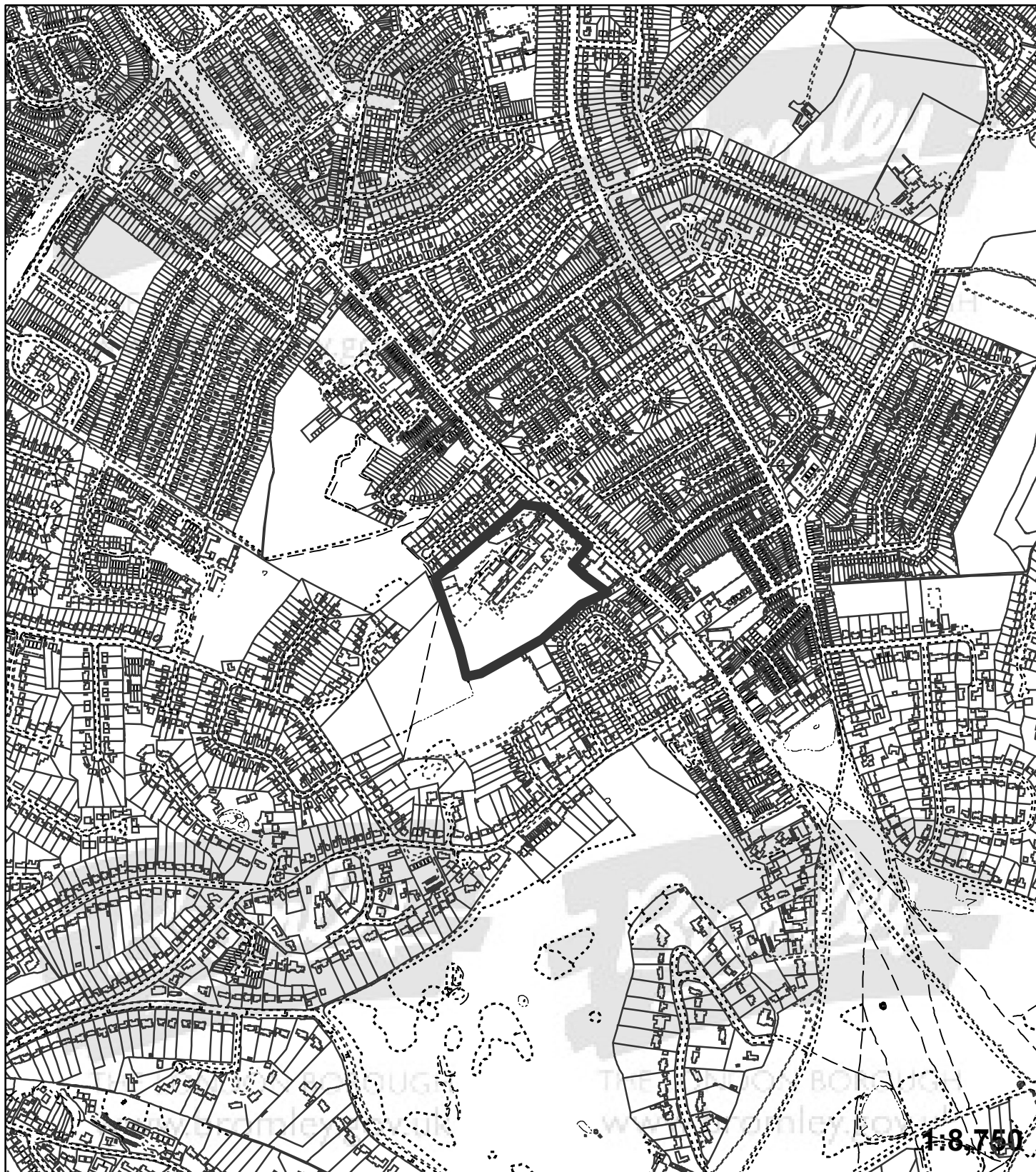
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the character of the area.

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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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