

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

Application No : 14/01903/FULL1

Ward:
Bickley

Address : Bickley Primary School Nightingale
Lane Bromley BR1 2SQ

OS Grid Ref: E: 541350 N: 168971

Applicant : Miss J Mayhew

Objections : NO

Description of Development:

Erection of a detached garage/storeroom to front of Bickley Primary School.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Flood Zone 2
Flood Zone 3
Gas Holder Stations Gas_Holders_stations:
London City Airport Safeguarding
London City Airport Safeguarding Birds
Open Space Deficiency
River Centre Line

Urban Open Space

Proposal

The proposal seeks planning permission to erect a detached single storey garage/storeroom that will measure 3.8m wide, 5.6m deep and 2.5m high.

Location

Bickley Primary School is located to the south of Nightingale Lane and is designated as Urban Open Space within the Unitary Development Plan.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and at the time of completing the report no objections were received.

Comments from Consultees

Technical Highways comments were received advising that since this proposed building is inside the school premises and safety of the children and traffic on this access road is the responsibility of the school, on that basis would have no objection to the application. The full technical Highways comments are available on file.

Planning Considerations

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

BE1 Design of New Development
C7 Educational and Pre-School facilities
G8 Urban Open Space
T18 Road Safety

London Plan:

3.18 Education Facilities

The above policies are considered to be consistent with the principles and objectives of the National Planning Policy Framework which is a key consideration in the determination of this application.

Planning History

The site has a varied planning history primarily relating to extensions and car parking.

Conclusions

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

With regard to the area of Urban Open Space, assessment is required against relevant policy G8 of the UDP, namely that the development is related to the existing use and the development is small scale. In addition, where built development is involved, the Council will weigh any benefits being offered to the community against a proposed loss of open space and in all cases, the scale, siting, and size of the proposal should not unduly impair the open nature of the site. Given that the proposal is for a relatively modest single storey garage/storeroom located adjacent to an existing area of car parking and associated access way, Members may consider the proposal compliant with the above policy.

The proposed garage/storeroom will be of a relatively modest size when considered in the context of much larger site and school buildings. It will also be sufficiently separated and screened from the nearest residential properties so as

not to result in undue harm to the amenities enjoyed by the occupants of those residential properties.

Members may consider that since the proposed garage/storeroom is inside the school premises and safety of the children and traffic on this access road is the responsibility of the school, the proposal is acceptable with regard to parking and highways matters.

Having had regard to the above Members may consider that the siting, size and design of the proposal is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the openness of the site. The potential impact on the highway may also be considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/01903 set out in the Planning History section above excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

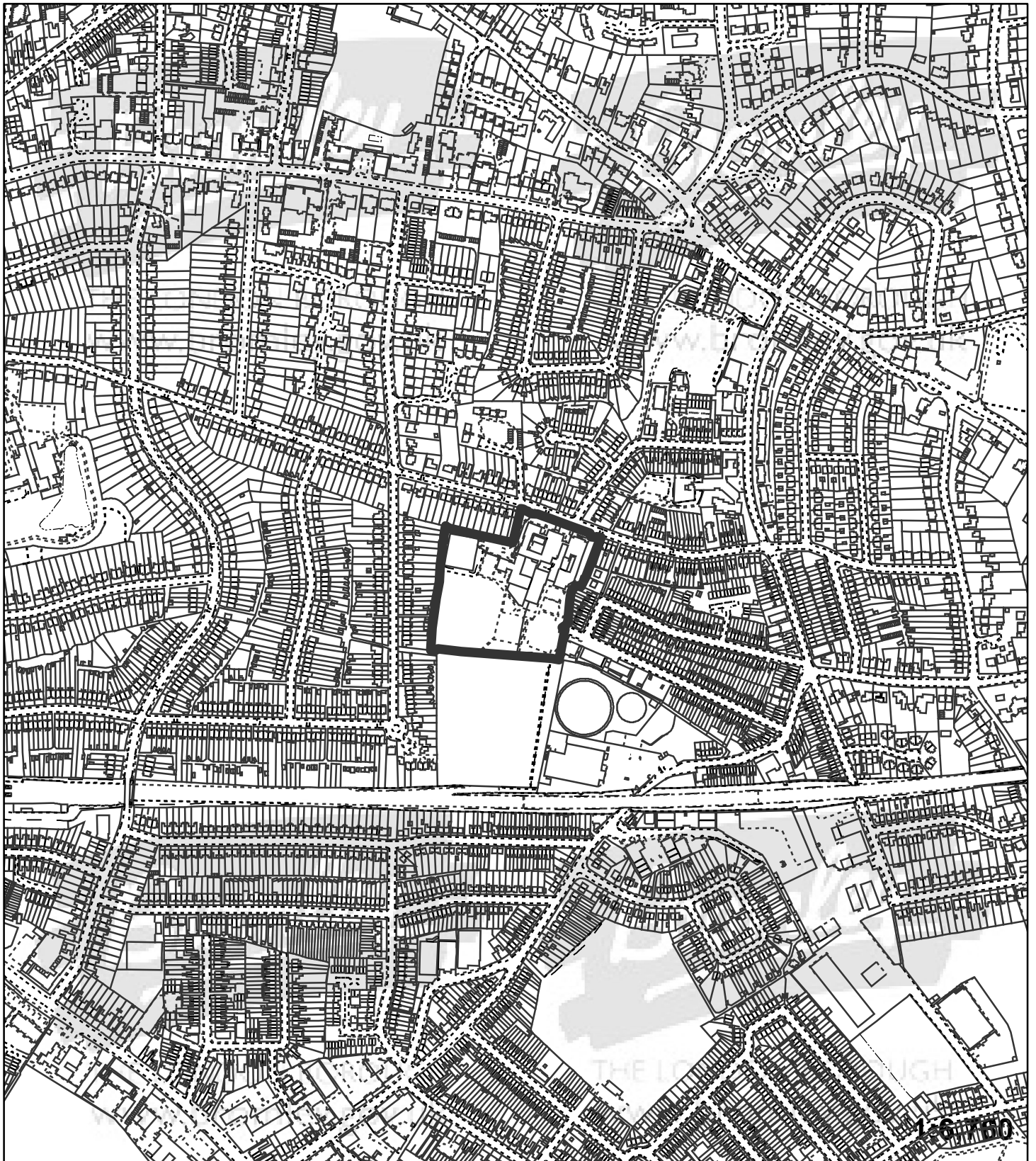
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities 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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