

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

Application No : 14/01926/FULL1

Ward:
Cray Valley East

Address : St Pauls Cray Church Of England
Primary School Buttermere Road
Orpington BR5 3WD

OS Grid Ref: E: 547653 N: 168586

Applicant : Mr D Margetson

Objections : YES

Description of Development:

Proposed extension to existing school comprising two modular buildings to accommodate additional classrooms and nursery to expand school permanently from 1 form of entry to 2 forms of entry.

Key designations:

Areas of ArchAeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

The proposal is aimed at providing additional accommodation to facilitate expansion of classes within the school from one form of entry to two forms of entry, and to provide an expanded nursery facility. It is also intended to renovate and modify some of the existing school facilities, including the partial remodelling of two first floor classrooms. The proposal is for an expansion of the school leading to an increase in pupils from 196 to 406 over a period of a few years.

The proposal comprises of modular buildings which will occupy two areas of the site. The largest addition will form a single storey linear suite of classrooms which will extend to the north of the existing eastern wing of the school. It will incorporate four new classrooms and include in an expansion of an existing corridor

It is also proposed to expand the "Early Years" unit which is situated to the south of the main school buildings. This will enable the formation of a two form of entry nursery with a nursery room. The proposed building will be situated between the school hall and existing "Early Years" building and will provide additional accommodation for 2- and 3-year old internees. The building will be single storey and maintain a minimum separation of 6.0m to the southern boundary (backing on

to Buttermere Road). Two new trees are proposed between this building and the southern boundary.

The application is accompanied by a Design, Access and Security Statements; a Contaminated Land Risk Assessment; a Geotechnical Soil Survey; an Asbestos Management Location & Assessment Report; a CCTV Camera Inspection Report; a Mechanical, Electrical and Public Health Scheme Design & Energy Strategy Proposal; a Transport Assessment; and a Tree Survey.

Location

The site is bounded to the south by Doveney Close and Buttermere Road, the latter of which provides the main access point to the school, including vehicular access. To the north the site is bounded by Francis Road and to the east by Sandpiper Way, both roads being residential. To the west the site is bounded by allotment gardens and Millwood Road. The overall site measures 2.3 hectares in area and includes playing fields to the north and west of the main school complex. The site is designated as an Area of Archaeological Significance.

Comments from Local Residents

The following comments were received from neighbouring residents which are summarised as follows:

- enlargement of the existing nursery which is very close to a neighbouring garden will lead to increasing noise and disturbance
- what provision has been made to reduce the noise impact?
- proposed nursery expansion will lead to loss of light and outlook
- proposal will lead to increase in traffic and a doubling in cars
- as pupils travel from further afield they are likely to travel by car
- no additional parking is proposed

Comments from Consultees

No technical Highways objections have been raised, subject to conditions relating to a construction management plan, and the provision of a revised School Travel Plan within six months of the occupation of the proposed development.

No objection has been raised by the "Design Out Crime Officer" subject to a "Secure By Design" condition.

No objection has been raised by the Environmental Health Officer.

No objection has been raised by the Council's Drainage Consultant, subject to conditions.

No objection has been raised by Thames Water.

English Heritage has not imposed any archaeological requirements.

Any comments from the Tree Officer will be reported verbally at the meeting.

Planning Considerations

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

- BE1 Design of New Development
- NE7 Development and Trees
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T3 Parking
- T18 Road Safety

London Plan:

- 3.18 Education facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable Design and Construction.
- 5.7 Renewable Energy
- 5.13 Sustainable Drainage
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking.
- 7.2 An Inclusive Environment.
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.6 Architecture
- 7.21 Trees and woodlands

Planning History

There have been a number of applications at the site over recent years, the most recent of which are summarised below:

98/02518 - Retention of mobile unit for pre-school use and teaching school age children

08/00226 - Single storey front extension to provide office accommodation/enlarged entrance lobby and disable access ramp

10/02602 - Replacement single storey modular building for childrens nursery, retaining walls and hardstanding for play area and pedestrian access path

13/00134 - Replacement 2.7m high chain link fencing fronting pedestrian footpath at Millwood Road

13/03130 - Erection of 4m high fence to part of northern boundary

Conclusions

The main planning considerations relevant to this application are:

- The principle of the proposed additional classroom buildings and extensions.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.

Principle of Development

Policy C1 is concerned with community facilities and states that a proposal for development that meets the identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre-school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

Policy C8 is concerned with dual use of community facilities and states that the Council will permit proposals which bring about the beneficial and efficient use of educational land and buildings for and by the community, provided that they are acceptable in residential amenity and highways terms. The subtext at para. 13.27 states that the Council wishes to encourage schools and other educational establishments to maximise the contribution their buildings and grounds can make to the local community.

The addition and use of new buildings to enhance the existing teaching facilities at the school is therefore in line with policy. The use should also be located in an appropriate place that both contributes to sustainability objectives and provides easy access for users.

Design

Paragraph 63 of the NPPF states that 'in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area'. Paragraph 131 states that 'in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Policy BE1 requires that new development is of a high standard of design and layout which complements the surrounding area and respects the amenities of the occupants of nearby buildings.

In terms of their design, the proposed buildings will maintain a broadly similar appearance to the existing buildings, both in terms of scale and use of materials.

Accordingly, it is not considered that the proposed buildings will dominate their surroundings or adversely affect local visual amenity. This approach is supported within this context with the proposed building extensions complementing the design of the original school buildings.

Residential Amenity and Impact on Adjoining Properties

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance or by inadequate daylight, sunlight or privacy or by overshadowing.

In terms of neighbouring residential amenity, the closest neighbouring properties adjoining the school site are those houses along the northern side of Buttermere Road which border the southern perimeter of the school site. Objections have been received from residents occupying properties within this cluster of houses which will be situated within relatively close proximity of the proposed "Early Years" (nursery) extension. The south-western corner of this building will be situated a minimum 5.0m away from the boundary abutting those properties. Taking account of the proposed design of this extension, which will incorporate a flat roof design and rise to a maximum height of approximately 4.5m (as scaled) it is not considered that the impact of this extension will be sufficiently adverse to warrant refusal; given the separation between this proposed extension and those neighbouring residential properties, it is considered that the visual impact of the development will be limited.

With regard to the proposed linear suite of classrooms, which will extend to the north of the existing eastern wing of the school, given its substantial separation to surrounding residential properties it is considered that there will be no significant impact on the privacy and amenity of adjoining occupiers in terms of loss of light and outlook, siting and position of the extended buildings.

Therefore, it is considered that there will not be any loss of privacy or unacceptable overlooking as a result of the proposal in accordance with Policy BE1.

Highways and Traffic Issues

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer who has no objection to the proposal to increase school capacity from 2 form entry to 3 form entry, subject to planning conditions requiring a construction management plan, and the submission of a revised School Travel Plan.

As such it is not considered that the proposal would have any significant effect on highway safety.

Summary

This application has been considered in the light of policies set out in the development plan and other material considerations

On balance, Officers consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extensions are considered to be of appropriate scale, mass and design and relate well to their context in the locality. The proposal will provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal will have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and the scheme is therefore considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file refs 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 ACH29 Construction Management Plan
ACH29R Reason H29
- 3 Before the development hereby permitted is first occupied, a revised School Travel Plan shall be submitted to and agreed in writing to the satisfaction of the Local Planning Authority, and this shall be implemented in accordance with the agreed details prior to first occupation.
ACH28R Reason H28
- 4 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 5 ACD04 Foul water drainage - no details submitt
ADD04R Reason D04
- 6 ACA05 Landscaping scheme - implementation
ACA05R Reason A05
- 7 ACC07 Materials as set out in application
ACC07R Reason C07
- 8 ACI11 Obscure glaz'g/details of opening (1 in) along the southern
elevation of the proposed nursery room
ACI11R Reason I11 (1 insert) BE1
- 9 ACK01 Compliance with submitted plan
ACC01R Reason C01
- 10 ACI21 Secured By Design
ACI21R I21 reason
- 11 ACK03 No equipment on roof
ACK03R K03 reason
- 12 ACK06 Slab levels - compliance
ACK06R K06 reason

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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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