

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/01934/VAR

Ward:
**Bromley Common And
Keston**

Address : Ravens Wood School Oakley Road
Bromley BR2 8HP

OS Grid Ref: E: 541797 N: 165342

Applicant : Mrs Jayne Wallis

Objections : NO

Description of Development:

Variation of Condition 1 of permission ref: 12/01755/VAR to allow retention of two mobile buildings for a further two year period

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding

Proposal

Permission is sought for the variation of Condition 1 of planning permission 12/01755/VAR for the retention of 2 single storey modular buildings.

A temporary permission for the buildings was granted under ref. 06/00862 until August 2008. This was later extended until August 2010 under ref. 08/00797, then to August 2012 under ref. 10/02530, and to August 2014 under ref. 12/01755.

The application states that the classrooms are an essential teaching space to meet continuing curriculum need.

Location

The application site is accessed via Oakley Road, with the location of the existing temporary buildings being located on part of the site adjacent to 6 The Drift.

Comments from Local Residents

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

Planning Considerations

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

- BE1 Design of New Development
- C7 Educational and Pre-School facilities
- G1 Green Belt

Planning permission was originally granted under ref. 03/02127 for the temporary siting of 2 single storey classrooms. A further permission was then granted under ref. 06/00862 for the temporary siting of the buildings until August 2008. This approval was then extended until August 2010 under ref. 08/00797, and then to August 2012 under ref. 10/02530. Most recently, permission was granted under ref. 12/01755 for the continued temporary siting of 2 single storey mobile buildings until 31st August 2014.

Conclusions

The main issues relating to the application are the effect that the retention of the buildings would have on the character of the area, including the openness of the Green Belt, and the impact that it would have on the amenities of the occupants of surrounding residential properties.

The mobile buildings are located within the existing complex of buildings and at present are not considered to detrimentally impact on the openness of the Green Belt. The windows along the southern boundary (closest to The Drift) are obscured glazed and these should be maintained as such.

The temporary siting of the buildings was extended until 31st August 2014 under ref. 12/01755. It is considered that the retention until September 2016 is on balance acceptable as the buildings are essential for the school to continue to deliver the curriculum. A two year extension to the temporary permission will provide the opportunity to review these circumstances in September 2016.

The proposal is considered acceptable in Green Belt terms and in terms of any impacts on visual and residential amenities and it is recommended that the temporary permission is extended for a further two year period.

RECOMMENDATION: APPROVAL

subject to the following conditions:

- 1 The mobile classrooms hereby permitted shall be removed and the land reinstated to its former condition on or before 30.09.2016.

Reason: In order that the situation can be reconsidered in the light of the circumstances at the time in the interest of the amenities of the area.

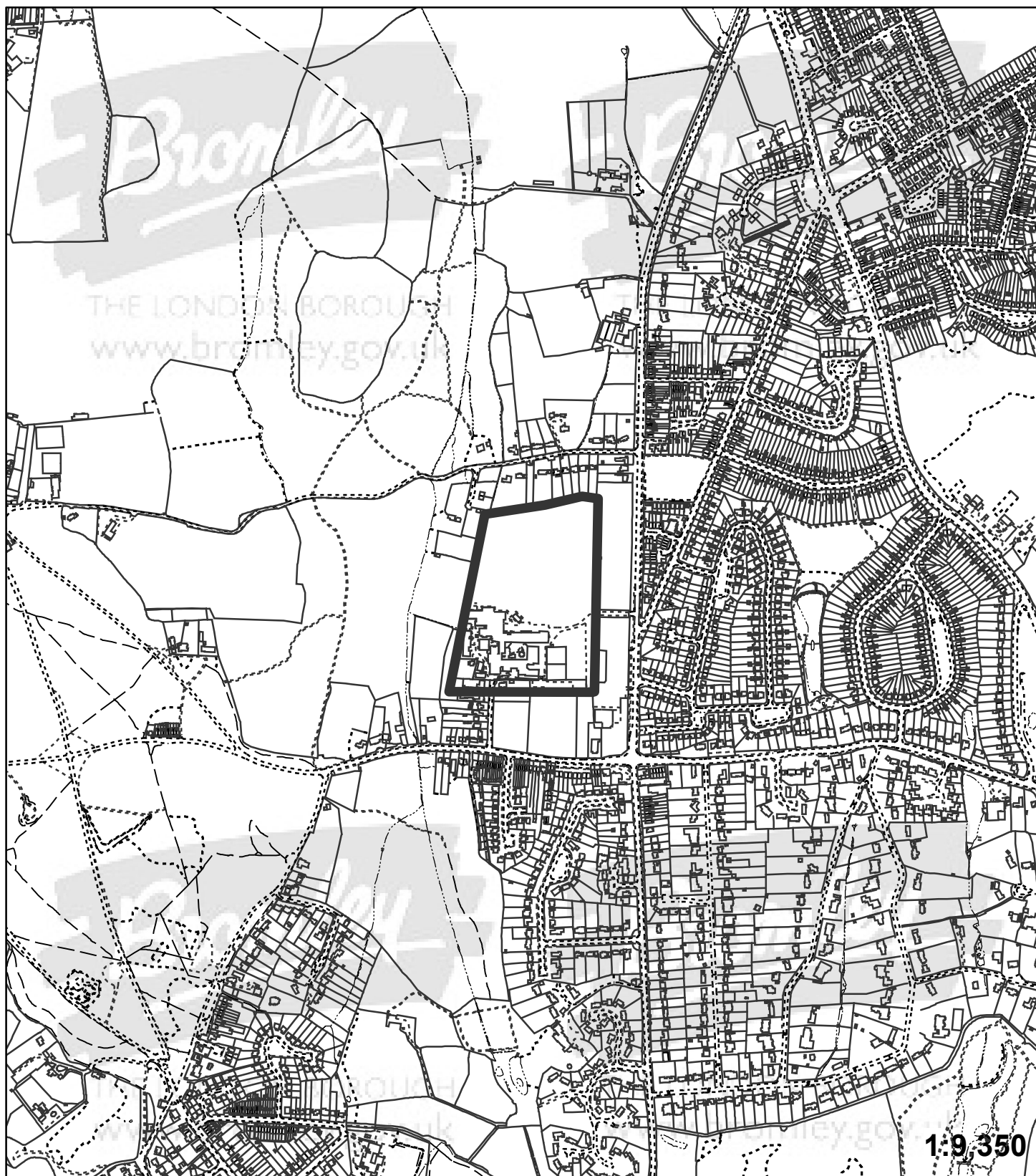
- 2 The windows on the southern elevation of the classroom nearest The Drift shall be obscure glazed and subsequently permanently maintained as such.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of amenities of the adjacent properties.

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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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