

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

**Application No :** 14/02319/FULL1

**Ward:**  
**West Wickham**

**Address :** Hawes Down Junior School The Mead  
West Wickham BR4 0BA

**OS Grid Ref:** E: 538909 N: 166076

**Applicant :** The Chair & Governors

**Objections : NO**

**Description of Development:**

Single storey extension with glazed canopy to provide additional classroom accommodation with toilet.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Open Space Deficiency  
Urban Open Space

**Proposal**

The proposal seeks permission for a single storey extension with glazed canopy to provide additional classroom accommodation with toilet.

**Location**

The proposal is located to the south-eastern elevation on an existing paved surface close to the existing school.

**Comments from Local Residents**

To date there has been no submission from adjoining neighbours.

**Comments from Consultees**

Thames Water have no objections to the proposal.

Environmental Health have no objection in principle but recommend a condition is attached to cover remediation and verification report for the benzopyrene contamination in the made ground.

Sport England have been notified and any comments will be reported verbally.

## **Planning Considerations**

The school is within designated Urban Open Space (UOS) land.

The proposal requires consideration of Policies BE1, G8 and C7 of the UDP.

Policy BE1 (Design of New Development) requires that any new development be of a high standard of design and layout whilst respecting neighbouring residential amenities by not causing noise and disturbance.

Policy G8 (Urban Open Space) permits new development provided that it is related to the existing use of the site, and is small scale and does not erode the open outdoor space available for recreation and children's play facilities.

C7 Educational and Pre-School facilities

## **Conclusions**

The main issues to be considered in this case are as follows:

- impact on the residential amenities of the occupants of nearby dwellings
- impact on the character and appearance of the area
- impact on the openness of the Urban Open Space.

It is considered that the scale of the building is modest in scale, and will improve facilities at the school. Given the proposed location is within an area currently covered mostly in hardstanding the proposal is not considered to have an adverse effect on the open character of the UOS.

In addition, Policy G8 of the UDP states that proposals for built development in Urban Open Space will be permitted where the development is related to the existing use of the site. It further states that the Council will weigh any community benefits against the loss of open space and that in all cases the scale, siting and size of the proposal should not unduly impair the open nature of the site. The building is related to the existing use of the site and will provide educational benefits whilst the increased impact of the building on the openness of Urban Open Space is not considered to be unduly harmful. The proposal is considered acceptable in Urban Open Space terms.

The proposal will result in provision of an improved educational facility and is considered acceptable.

Having regard to the relevant policies in the UDP, it is considered that the proposal will not have an adverse effect on the character of the Urban Open Space or the general appearance of the school, nor would it result in significant harm to the residential amenities of the occupiers of neighbouring properties.

Background papers referred to during production of this report comprise all correspondence (excluding exempt information) on file ref. 14/02319.

**RECOMMENDATION: PERMISSION**

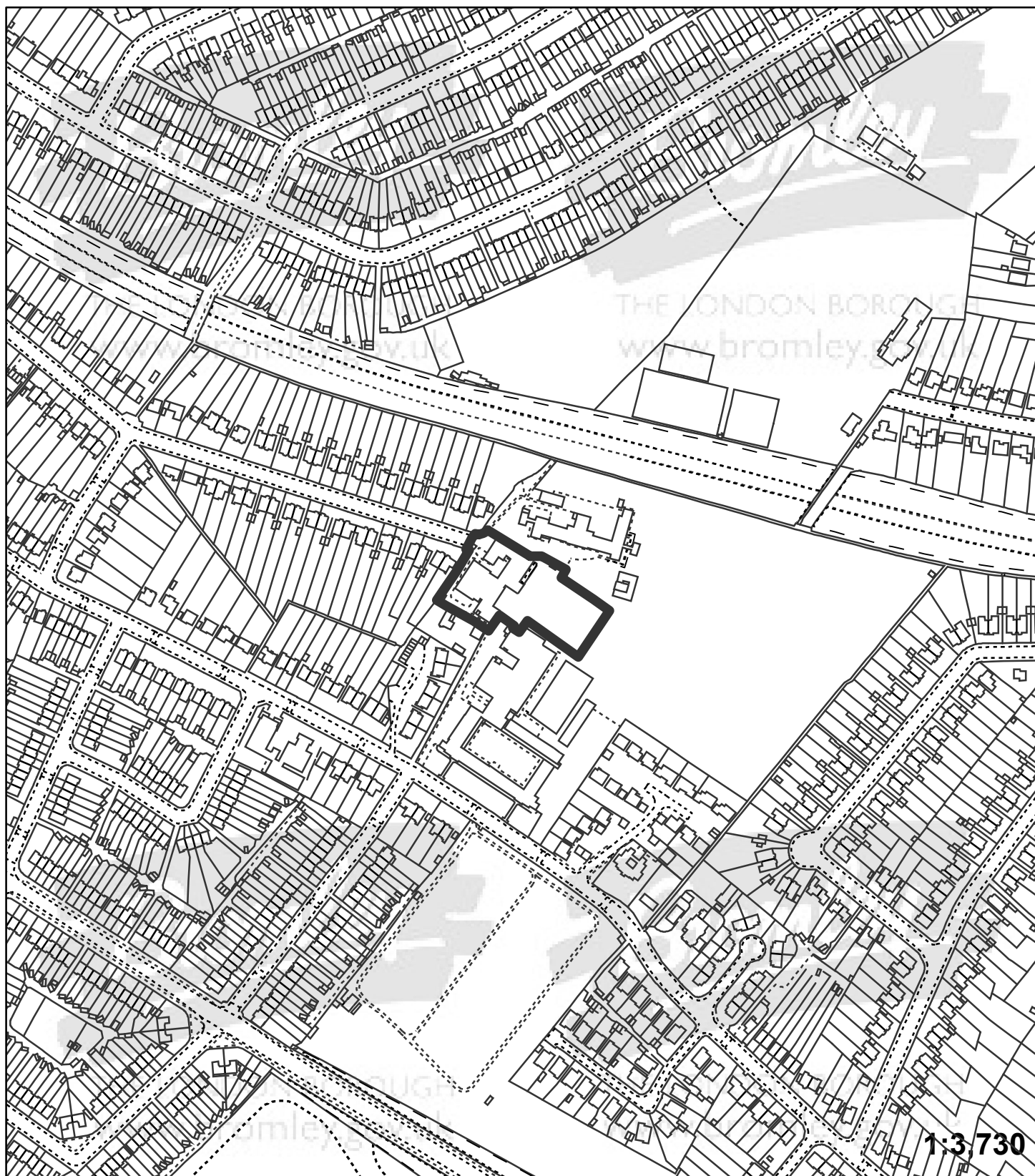
Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACK01  | Compliance with submitted plan           |
|   | ACC04R | Reason C04                               |
| 3 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |
| 4 | ACK09  | Soil survey - contaminated land          |
|   | ACK09R | K09 reason                               |
| 5 | ACD02  | Surface water drainage - no det. submitt |
|   | AED02R | Reason D02                               |

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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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