

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

Application No : 14/03021/FULL1

Ward:
**Bromley Common And
Keston**

Address : Keston Church Of England Primary
School Lakes Road Keston BR2 6BN

OS Grid Ref: E: 541578 N: 164419

Applicant : Mrs Julia Evison

Objections : YES

Description of Development:

Construction of a single storey Early Years Foundation Stage classroom extension with enclosed play area and external canopy to the south east side of the existing school building, additional car parking, bin store and associated external works.

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London Loop

Proposal

Permission is sought for the construction of a single storey Early Years Foundation Stage classroom extension with enclosed play area and external canopy to the south east side of the existing school building, additional car parking, bin store and associated external works.

The proposal entails an extension (185m² GFA) to the school to provide a dedicated facility for the Foundation stage early years provision for the existing class. This is achieved by a single storey extension to the south east corner of the building facing the playing field measuring 12.4m deep, 16.2m wide and 3.3m high and includes foundation stage toilets, cloaks area, a central resource space, storage areas and additional pupil toilets including an accessible WC/hygiene room.

Externally a timber fence enclosed foundation breakout/play space with covered canopy is indicated to the to rear elevation of the extension. The existing hard play area will be extended and resurfaced to the south of the extension. An extension of the parking area to provide five additional parking spaces will lead of the existing

parking area. Two further spaces are provided via relocation of the bin store, totalling an additional seven extra parking spaces provided.

The application documents explain that the additional classrooms would provide a dedicated space for the bulge reception class admitted to the school in September 2012 and currently being taught in the open resource area ('The Dome'). The School currently has one form of entry with 246 pupils places which are supported by around 9 full time and 17 part time staff. The number of pupils and staff will remain the same as an result of the proposals.

The application states that the provision of temporary buildings is not acceptable to the school and LEA as this is wasted capital in terms of temporary building enabling works and ongoing hire costs (or if purchased there is a considerable depreciation of asset value). A permanent Early Years facility will enable the school to reconfigure class locations when the bulge classes have moved through the school years, and enable resource and small group spaces to be provided to further improve the schools teaching facilities.

Location

Keston Church of England Primary School is located at the end of Lakes Road set behind gates and landscaping. The school buildings are single storey and brick built. Lakes Road is primarily residential with the village centre to the west. To the east are open fields.

The site is located outside of the Keston Village conservation area and is located adjacent to the Metropolitan Green Belt.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and a large number of representations were received:

Representations objecting to the proposal are summarised as follows:

- Severe traffic problems / inadequate infrastructure to handle additional traffic / limited highway visibility / poor access and egress down narrow and unmade roads with a lack of pavements / no improvements proposed to deal with extra traffic / detrimental impact on highway and pedestrian safety / roads in poor condition
- Parking - increased demand for on-street parking / inadequate car parking in Lakes Road, Keston Avenue, Keston Gardens, Windmill Drive and other surrounding roads / parents dropping off and picking up children deprive local residents of parking outside their houses and block access to driveways / parking in surrounding roads has led to confrontation / parents use parking spaces intended for customers at local business / servicing and deliveries to local houses are prevented by school traffic / residents prevented from leaving homes which is illegal / additional car parking spaces are inadequate / proposed car parking is for staff and neglects needs of parents.

- Peak periods cause severe congestion in Lakes Road, Keston Avenue and Windmill Drive. Increase in traffic will cause more gridlock.
- Emergency vehicles access - problematic / will become even more difficult, compromising health and safety
- Seeks permanent structure for temporary expansion bulge class. Temporary structure should be used.
- The fact that application has been reduced demonstrates residents legitimate concerns.
- Transport Statement is cut and paste from previous schemes with content disproved and discredited by local residents. Consideration still needed for on going chronic parking and congestion issues.
- Underlying intention of this application is to create a permanent additional class with knock on effects to parking and congestion in the area.
- Increase in pupil numbers has had a severe increase in noise and disturbance from the school. School is not appropriate for enlargement in any shape and form.
- Keston Primary School is not appropriate for further development.
- Many comments have stated that the applications submitted are by stealth in order to eventually get a bigger school and wear down opposition.
- The village does not need a bigger school for village residents. Pupils from further afield are the only reason. Measures should be put in place to provide schools where they are actually needed.

Representations in support of the application have been received which can be summarised as follows:

- A number of residents have commented that while the issues relating to parking and congestion in the area still remain a severe problem on local roads, the solution to rationalise the existing school and spaces to provide better facilities is welcomed as long as this does not act as a precursor to extend the school further in the future.
- Many comments have stated that the dome is inadequate as a teaching space. A proper and fit for purpose teaching facility is required.
- Many comments have stated that Bromley should consider this a moral priority to provide for its children
- Bulge class been in place for two years. Appropriate accommodation needs to be provided. Children's education will suffer otherwise.
- Too much weight given to small number of objectors but not the pro children attitude of the majority.
- School is tired and needs updating.
- A dedicated Early Years classroom with outdoor space is long overdue.
- The use of the Dome for a classroom is not acceptable. A dedicated classroom is needed and the library returned for that use.

A representation from the Keston Village Resident's Association (KVRA) has been received.

The objections summarised above include the concerns from the Keston Village Resident's Association (KVRA). The report also details inaccuracies and

discrepancies in the submitted Transport Statement and highlights the steps residents consider necessary to improve safety of vehicles and residents in the village and concludes that the latest planning application be permitted only on condition that the number of pupils are limited to 240 and that the local authority transport department is required to carry out road and pedestrian traffic improvements in consultation with the local residents who are represented By Keston Village Residents Association and the Friends of Keston Common.

Comments from Consultees

The Council's Education and Care Services department support the application. The proposed works will provide Keston CE Primary School with a single additional classroom. This application is not associated with increasing the number of pupils at the school but will allow the 'bulge class' admitted in 2012 to be moved from the school's second hall and be taught in suitable classroom accommodation. The scheme also provides for 5 additional on-site parking spaces that will reduce pressure for on street parking on Lakes Road.

The Council's Highways Engineer has provided comments including the following points:

The proposal entails a small extension (185m² GFA) to the school to provide improved facilities including a new classroom for an existing class which currently uses an area of the school that is not entirely suitable. The School currently has one form of entry with 246 pupils places which are supported by around 9 full time and 17 part time staff. The number of pupils and staff will remain the same as result of the proposals.

Access- There is a single access into the site from Lakes Road for both pedestrians and vehicles. Pedestrian's access is separated from vehicles by a footpath running alongside Lakes Road.

Parking- The car park currently provides 15 spaces for vehicles, however, the car park layout will be rationalised and an additional 7 spaces will be provided to help accommodate all staff vehicles and visitors on site (according to the Travel Plan 18 staff currently drive). The additional spaces will help prevent staff and visitors from parking on the surrounding highway.

There are currently 20 secure and covered cycle parking spaces provided for pupils and staff.

Servicing- There is one refuse collection per week associated with the school. Refuse vehicles arrive at 7am on Monday to minimise conflict with school children and it is proposed this arrangement will continue at the new school site (no increase in vehicles).

In summary, the proposal will not generate any additional traffic and therefore will result in a no effect on the local highway network.

From a Drainage perspective it has been advised that there is no public surface water sewer near to the site. Surface water will therefore need to be drained to soakaways.

The Councils Environmental Health Officer has no objections to planning permission being granted.

Thames Water have no objections to planning permission being granted.

The Crime Prevention Officer has no objection subject to the inclusion of measures to reduce the risk of crime. A standard planning condition can secure this.

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
- G6 Land Adjoining Green Belt or Metropolitan Open Land
- 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
- 8.3 Community infrastructure levy

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.

The Councils adopted SPG design guidance is also a consideration.

Planning History

83/02612/LBB - Detached single storey sports pavilion. Approved 1/12/1983

86/00013/LBB - Erection of 5 bay mobile classroom for educational purposes. Approved 20/02/1986

89/03641/FUL - Retention of mobile class room. Approved 1/2/1990.

94/02983/FUL - Retention of mobile classroom (renew of permission 89/03641) - Approved 1/2/1995

03/03572/DEEM3 - Erection of mono-pitch roof within courtyard - Approved 18/12/2003

05/03690/DEEM3 - Amphitheatre and extension to existing playground. Approved 9/11/2005.

06/03298/FULL1 - Cycle store. Approved 18/10/2006

07/01977/DEEM3 - Single storey front extension. Approved 17/9/2007

08/03712/FULL1 - Erection of 2 canopies at front entrance of school. Approved 8/1/2009

12/03819/FULL1 - Single storey extension to provide 2 classrooms, play area with canopy, extension of parking area to provide 7 additional spaces, bin store and associated external works. Withdrawn 30.04.2013

13/01666/FULL1 - Single storey classroom extension, enclosed play area with canopy, artificial grass play area, additional car parking, bin store and associated works. Withdrawn 27.08.2014

14/01813/FULL1 - Glazed entrance canopy and modification of ramp. Approved 5/8/2014

Conclusions

Local residents have expressed concern that the proposal is intended to facilitate the permanent expansion of the school to two form entry. This does not form part of this planning application which seeks consent for a classroom extension to accommodate the existing bulge class only.

Therefore the main planning considerations relevant to this application are:

- The principle of the proposed additional classroom building and extensions.

- The design and appearance of the proposed scheme and the impact of these alterations on the character and appearance of the existing school buildings and the locality as an area adjacent to the Green Belt.
- The impact of the scheme on the residential amenity of neighbouring properties.
- Traffic, parking and servicing.
- Sustainability and Energy.
- Ecology and Landscaping.

Principle of Development

Policy C1 is concerned with community facilities and states that a proposal for development that meets an 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.

The addition of and use of the 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.

Policy G6 is concerned with land adjacent to the Green Belt as in this case. As such a development proposal on land abutting the Green Belt will not be permitted if it is detrimental to the visual amenity, character or nature conservation value of the adjacent designated area.

In this regard the Council will weigh up any benefits being offered to the community. The proposal would, by reason of its scale, siting and size, not unduly impair the adjacent Green Belt land.

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.

The proposed extension to the school is located to the rear of the building and would not be visible from Lakes Road. The extension is designed to match the existing building and it is considered to be of an acceptable appearance. It will not

be unduly visible from the adjacent Green Belt due to the separation distance and boundary screening and will therefore not result in harm to its character and visual amenities.

The proposed canopy will appear lightweight on the rear elevation and will result in minimal impact when viewed from the surrounding playing fields.

It is proposed to demolish an unsightly refuse enclosure to the front elevation to create 2 parking bays and extend the hard standing partly across an underutilised area of grass. The adjacent trees will be retained and it is considered that the additional car parking spaces will not result in a harmful visual impact. A timber bin store will be provided adjacent to the proposed parking and this will be a small scale structure resulting in a minimal visual impact.

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 it is considered that there would 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.

The extension will be located closest to Nos. 6 and 7 Grays Park Close. It will be sited approximately 26m from the boundary of these properties with a separation of approximately 42m to No6 and 41m to No7 respectively to their rear elevations. In view of the degree of separation and boundary screening it is considered that there will not be undue harm to the residential amenities of these properties.

Highways and Traffic Issues

The school is accessed via Lakes Road for both vehicles and pedestrians. Residential properties line both edges of Lakes Road with crossovers onto the highway. Objectors have raised concerns that the proposed expansion of the school will have a detrimental impact upon parking, access and safety within Lakes Road, Keston Avenue and Heathfield Road in particular.

A Transport Statement has been submitted, the contents of which have been reviewed by the Council's Highway's Officer who has advised the proposal will not generate any additional traffic and therefore will result in no effect on the local highway network.

It is noted that that the Keston Village Residents Association (KVRA) have commissioned their own transport survey previously. Whilst this report reaches differing conclusions, on balance, the vehicular traffic associated with the works now proposed will not alter the pupil or staff numbers and therefore would not be unacceptable on these grounds. Moreover, it is proposed that 7 additional car

parking spaces are provided on site to accommodate staff vehicles and visitors where these may currently park on Lakes Road or surrounding public roads.

As such it is not considered that the proposal would have any significant effect on highway safety subject to planning conditions to provide more information. This is in respect of construction and logistics, car parking layout and management, secure cycle storage, travel plan review.

Sustainability and Energy

Policy 5.3 Sustainable Design and Construction of the London Plan states that the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The scheme is a major application due to the large site area and therefore is required by Policy 5.2 of the London Plan to achieve a 40% reduction in carbon emission on 2010 Building Regulations between 2013 and 2016.

However, in this case given the scale and small size of the extended area (approximately 15% of the footprint area of the school) it is considered unrealistic for the school to be able to comply with this criteria in this case.

Ecology and Landscaping

Minor landscaping works are proposed that generally include an adaption of hard play area to suit the new extension, the secure foundation play area and an extension to the staff car park.

No trees have been identified to be removed or pruned. The Council's Tree officer has not commented at the time of writing. However, it is considered prudent that planning conditions can ensure protection of trees during construction.

An Extended Phase 1 Habitat Report has been submitted. The findings do not raise any significant issues and no objection is raised in this regard.

Land contamination and Site Investigation

A Site Investigation report by agb Environmental Ltd has been submitted to the Council as part of the application. The Environmental Health Officer has reviewed the information and commented that they would generally concur with the findings, dependant on the basis of the submissions, assurances and accuracies presented and limitations stated. However, in view of the very sensitive nature of the receptor group utilising this site i.e. young children and the stated limitations of the report; it is suggested that further investigation and delineation is undertaken. In respect of the standard site contamination condition the submission in terms of a desk top study is considered acceptable while further information is only required, if during the works on site any suspected contamination is encountered This can be detailed by way of an Informative in this case.

Plant Installation

An assessment of proposed plant installation has been submitted based on a worse case scenario in respect of noise attenuation due to the design of such an installation not being known at this point. No objections have been raised by the Environmental Health Officer in this regard.

Summary

The application site was visited by the case officer and the aims and objectives of the above policies, national and regional planning guidance, all other material planning considerations including any objections, other representations and relevant planning history on the site were taken into account in the assessment of the proposal.

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

On balance, it is considered that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extension is considered to be of appropriate scale, mass and design and relate well to its context in the locality. The proposal would provide a good standard of accommodation for the expansion of the school in a suitable location. It is not considered that the proposal would have an unacceptable impact on the local highway network, on the 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 references set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACA05
ACA05R | Landscaping scheme - implementation
Reason A05 |
| 3 | ACB01
ACB01R | Trees to be retained during building op.
Reason B01 |
| 4 | ACB02
ACB02R | Trees - protective fencing
Reason B02 |
| 5 | ACB03
ACB03R | Trees - no bonfires
Reason B03 |
| 6 | ACB04
ACB04R | Trees - no trenches, pipelines or drains
Reason B04 |
| 7 | ACB16
ACB16R | Trees - no excavation
Reason B16 |

8	ACC04	Matching materials
	ACC04R	Reason C04
9	ACD02	Surface water drainage - no det. submitt
	AED02R	Reason D02
10	ACH03	Satisfactory parking - full application
	ACH03R	Reason H03
11	ACH16	Hardstanding for wash-down facilities
	ACH16R	Reason H16
12	ACH22	Bicycle Parking
	ACH22R	Reason H22
13	ACH28	Car park management
	ACH28R	Reason H28
14	ACH29	Construction Management Plan
	ACH29R	Reason H29
15	ACH30	Travel Plan
	ACH30R	Reason H30
16	ACH32	Highway Drainage
	ADH32R	Reason H32
17	ACI21	Secured By Design
	ACI21R	I21 reason
18	ACK01	Compliance with submitted plan
	ACK05R	K05 reason
19	ACK03	No equipment on roof
	ACK03R	K03 reason

INFORMATIVE(S)

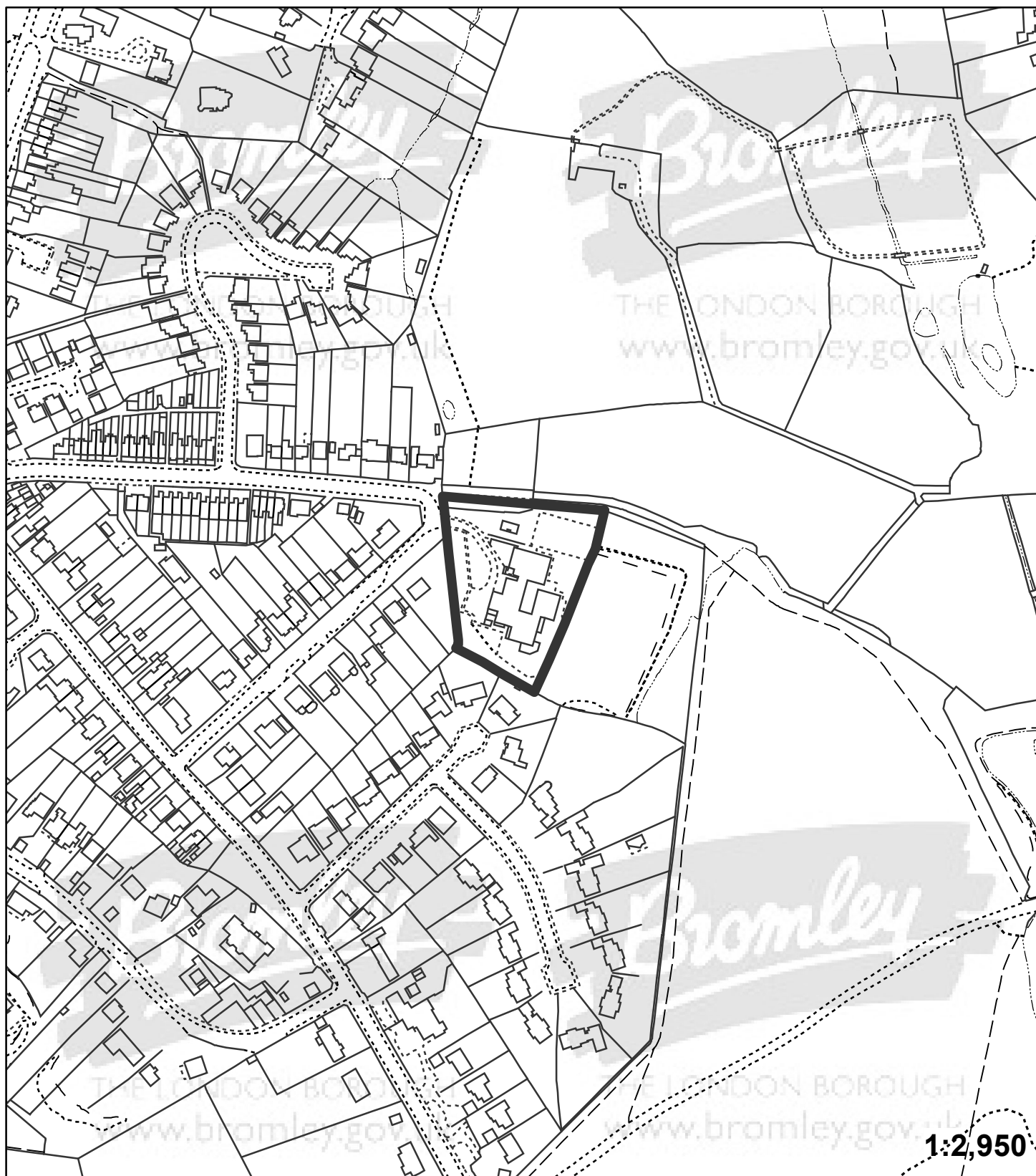
- 1 If during the works on site any suspected contamination is encountered, Environmental Health should be contacted immediately. The contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Authority for approval in writing.
- 2 Before the use commences, the Applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990. The Applicant should also ensure compliance with the Control of Pollution and Noise from Demolition and Construction Sites Code of Practice 2008 which is available on the Bromley web site.
- 3 There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

- 4 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Application:14/03021/FULL1

Address: Keston Church Of England Primary School Lakes Road
Keston BR2 6BN

Proposal: Construction of a single storey Early Years Foundation Stage classroom extension with enclosed play area and external canopy to the south east side of the existing school building, additional car parking, bin store and associated external works.



"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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