

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

Application No : 14/04856/FULL1

Ward:
Cray Valley West

Address : Midfield Primary School Grovelands
Road Orpington BR5 3EG

OS Grid Ref: E: 546304 N: 170044

Applicant : Mrs G Sesli

Objections : NO

Description of Development:

Demolition of existing single storey section and construction of a single storey extension to provide 2 classrooms with associated landscaping and elevational alterations to existing building to facilitate 60 additional pupils.

Key designations:

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

Proposal

Planning permission is sought for the demolition of existing single storey section and the construction of a new single storey extension to provide 2 additional classrooms with associated landscaping and elevational alterations to existing building to facilitate an additional 60 pupils.

The application will enable the expansion of the school from a 1 form entry primary school with 3 bulge classes to a 2 form entry primary school. At present, the school has 305 registered, with a maximum capacity for 380 within the existing school building. The proposal seeks an additional 60 pupil which would result in a maximum capacity of 440 pupils. This would be achieved by September 2018 by allowing two form entry into the school.

The proposed extension will replace an existing single storey element at the site. The existing structure projects 5m from the rear of the building and will be replaced with a full width extension projecting 14m to the rear. The proposed extension would have a flat roof and measure a maximum of 4.3m in height.

Location

The school is located to the northern side of Midfield Way, with the main entrance to the school via Groveland Road. There are residential properties to the south along Midfield Way and to the north east in Groveland Road, which also has a small parade of shops. Adjacent to the site to the east lies The Groveland Centre. The school is located within the Green Belt.

Comments from Local Residents

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

A letter of support has been received from Bromley Council's Director of Education, Care and Health Services.

Comments from Consultees

Highways- No objections raised in principle subject to recommended conditions.

Environmental Health- No objections raised.

Drainage/Thames Water- No objections in principle

Natural England- No objections raised.

Planning Considerations

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

- BE1 Design of New Development
- G1 Green Belt
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- T6 Pedestrians
- T7 Cyclists
- T18 Road Safety

Bromley's Draft Local Plan: Policies and Designations Document has been subject to public consultation and is a material consideration (albeit it of limited weight at this stage). Of particular relevance to this application are policies:

- 6.5 Education
- 6.6 Education Facilities
- 7.1 Parking
- 7.2 Relieving congestion

- 7.3 Access to services for all
- 8.14 Green Belt

The above policies are considered to be consistent with the principles and objectives of the London Plan and 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

The most recent planning history of the site is summarised as follows:

- 13/018952- Planning permission granted for a detached single storey building (with Canopy) for use as nursery
- 10/00032- Planning permission granted for 2 free standing canopies
- 07/01177- Planning permission granted for a detached free standing canopy
- 07/01039- Planning permission granted for installation of enclosed external play area with 2 freestanding canopy structures fencing and alterations to windows

Conclusions

The main planning considerations relevant to this application are:

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

Principle of Development

UDP Policy C7, London Plan Policy 3.18 and paragraph 72 of the National Planning Policy Framework set out requirements for the provision of new schools and school places.

The NPPF, para 72 states that:

The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen the choice in education. They should:

- give great weight to the need to create, expand or alter schools; and

- work with schools promoters to identify and resolve key planning issues before applications are submitted

London Plan Policy 3.18 encourages new and expanding school facilities particularly those which address the current predicted shortage of primary school places.

Draft Policy 6.5 of the emerging Local Plan defines existing school sites as 'Education Land.' Policies 6.5 and 6.6 of the Draft Local Plan support the delivery of education facilities unless there are demonstrably negative impacts which substantially outweigh the need for additional education provision, which cannot be addressed through planning conditions or obligations. In the first instance opportunities should be taken to maximise the use of existing Education Land. Paragraph 216 of the NPPF enables due weight to be given to emerging policies depending on their degree of consistency with the policies in the Framework. In this instance it is considered that there is significant compliance with existing policies and so greater weight can be given to the emerging policies.

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 extension 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 G1 states that within the Green Belt permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. The construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless it is for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

The main issues to be considered are the impact of the proposed additional extension building on the openness of the Green Belt. Policy G1 also identifies appropriate uses within the Green Belt and educational use does not fall within the recognised categories. Therefore it is necessary to consider whether there are very special circumstances that can be demonstrated that would outweigh the harm by reason of inappropriateness.

The applicant has submitted a planning statement supporting the need for the 2 additional classrooms advising that the extension will help accommodate the

increased demand for primary school places across the borough and provide a 2 form entry at the school. Given the educational needs outlined it is considered that the very special circumstances have been clearly outlined and established.

With regard to the impact on the openness of the Green Belt the building will demolish an existing single storey structure and replace with a larger extension within the existing building complex and will not appear as a dominant structure that would harm the vista from the Green Belt from this part of the site. The proposed extension is subservient to the main school building and therefore, it is considered that the proposal would not affect the purpose of including land in the Green Belt.

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 design the proposed building design is contemporary and uses matching materials such as brickwork, windows and doors to the existing building. This approach is supported within this context with the proposed building extensions complementing the design of the existing buildings at the school adding coherence and legibility to the site in general.

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 new extension is sited within an already built up area of the site with minimal effect to amenity to external residential areas outside of the site at least a minimum distance of 70m to the south. 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

An existing parking area is provided to the east of the site accessed via Groveland Road. There is a significant number of additional students proposed, from 305 at present to a projected 440 students at full capacity. Given the information provided with the Transport Assessment no objection is raised in principle on highway grounds. However, it is considered prudent to obtain a revised travel plan, cycle parking details and construction management plan by planning condition.

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, Members may consider that the proposal represents a sustainable form of development in accordance with the aims and objectives of adopted development plan policies. The proposed extension building is considered to be of appropriate scale, mass and design and relate well to the context in the locality and the Green Belt. The proposal would provide a good standard of accommodation for the 2 additional classrooms. Members may also considered that the proposal would not have an unacceptable impact on visual amenity in the locality or the amenity of neighbouring occupiers and considered that the increased number of pupils is unlikely to result in significant harm to nearby residents.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/04856 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 05.03.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |
| 3 | ACC04
ACC04R | Matching materials
Reason C04 |
| 4 | ACD02
AED02R | Surface water drainage - no det. submitt
Reason D02 |
| 5 | ACH02
ACH02R | Satisfactory parking - no details submit
Reason H02 |
| 6 | ACH22
ACH22R | Bicycle Parking
Reason H22 |

7	ACH29	Construction Management Plan
	ACH29R	Reason H29
8	ACH30	Travel Plan
	ACH30R	Reason H30