

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

Application No : 15/00487/FULL1

Ward:
**Bromley Common And
Keston**

Address : Princes Plain Primary School Princes
Plain Bromley BR2 8LD

OS Grid Ref: E: 542315 N: 166633

Applicant : Mr Barry Blakelock

Objections : NO

Description of Development:

A single storey extension to an existing classroom, incorporating an increase in roof height.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Smoke Control SCA 22

Proposal

The proposal is for the construction of a single-storey extension to an existing classroom in order to accommodate a reception class currently using temporary classroom. Alterations would also be made to the roof of the existing classroom in order to accommodate the new extension. The proposed extension would measure 3.8m in depth and 6.1m in width. It would have a flat roof with a maximum height of 4m. The roof of the existing classroom would increase in height by 1.1m. The proposed materials would include facing brick to match the existing building and white PPC aluminium double glazed windows.

Location

Princes Plain Primary School covers approximately 2.58 hectares and is located on the North West side of Church Lane. The site consists of several detached buildings. There have been various additions to the existing buildings over the years. The site is located within the Green Belt and is adjacent to Bromley Common. It has a fairly open setting surrounded by a combination of secondary school playing fields, Church Land, allotments and two-storey residential dwellings which are located to the south east of the site.

The site is adjacent to the Bromley, Hayes and Keston Commons Conservation Area.

Comments from Local Residents

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

Comments from Consultees

Education Department - No comments received

Trees and Landscaping - No comments 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
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- G1 The Green Belt
- T3 Parking
- T18 Road Safety

Supplementary Planning Guidance 1 and 2

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

National Planning Policy Framework

Planning History

A number of extensions and additional buildings have been permitted including the following most recent permissions:

- 10/01278/FULL1 Single storey extension to form group study room access ramp with paved pathway playground fence enclosure and brick retaining wall. Single storey infill extension to main building to form music

room, covered walkway linking kitchen and hall, entrance canopy and increase in hardstanding for play area and fire appliance access route.

PER 19.07.2010

- 14/01436/FULL1 Single storey extension to Hall for use as Servery and Store

PER 10.07.2014

Conclusions

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

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.

Paragraph 87, 88 and 89 of the NPPF state that 'as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering

any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'

The proposal has a footprint of 20sqm, with the existing building having an approximate area of 338sqm, representing an increase of 5.9%. The extension would therefore constitute a proportionate addition to the building that would maintain the openness of the Green Belt.

The proposal would be set well within the confines of the site, with allotment gardens and land belonging to the church to the west. Its location and size is considered acceptable, as such no harm would result to the visual amenities of that part of the Green Belt.

The site is adjacent to the Bromley, Hayes and Keston Commons Conservation Area, however the proposal is set within the confines of the site and would not impact the character or appearance of the Conservation Area.

This application would rationalise the existing reception class into one building prior to any future application to permanently expand the school.

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

as amended by documents received on 05.03.2015

RECOMMENDATION: PERMISSION

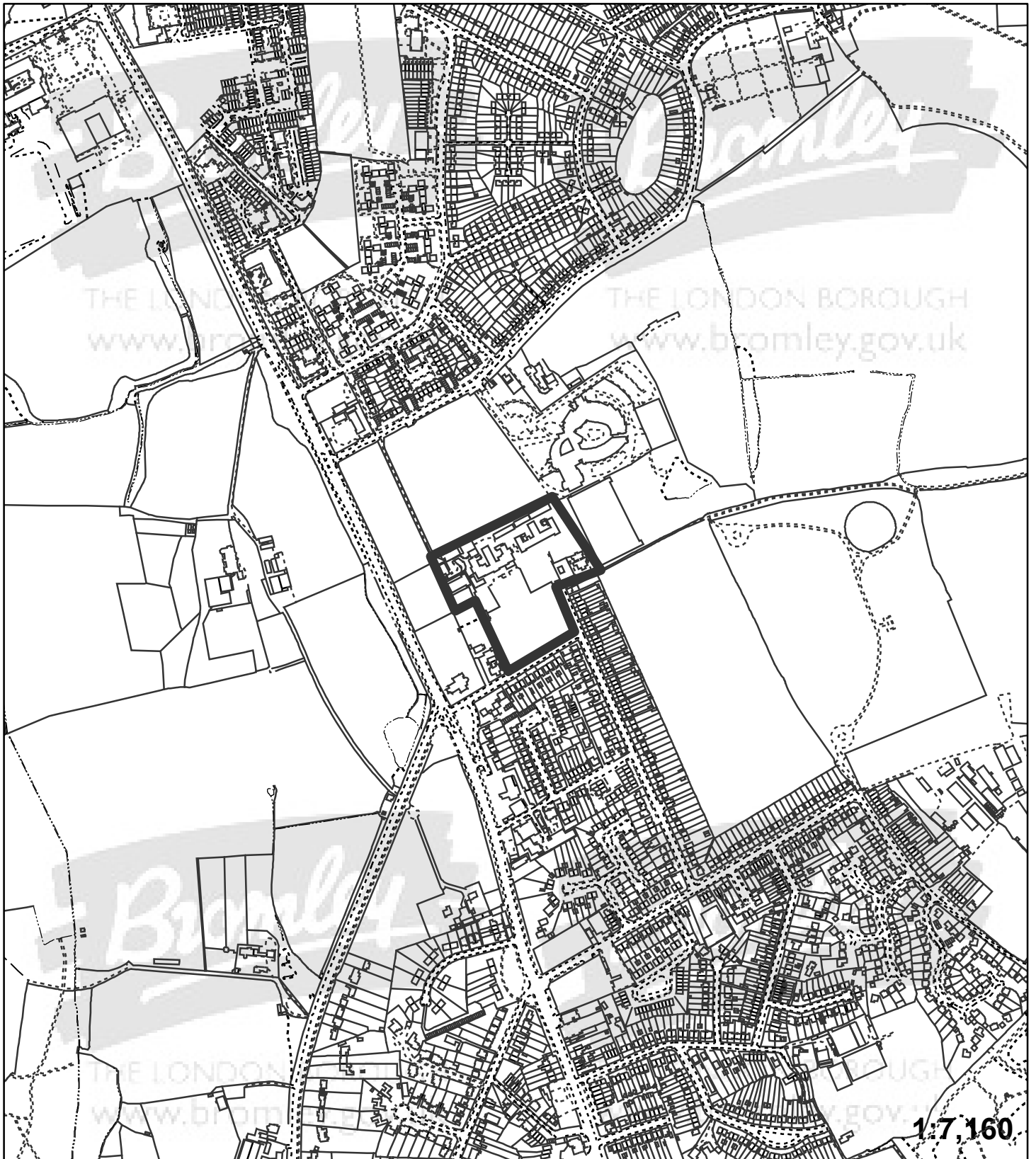
Subject to the following conditions:

- | | | |
|---|-----------------|--|
| 1 | ACA01
ACA01R | Commencement of development within 3 yrs
A01 Reason 3 years |
| 2 | ACK01
ACK05R | Compliance with submitted plan
K05 reason |

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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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