

SECTION '2' – Applications meriting special consideration

Application No : 15/01084/FULL1

Ward:
Chislehurst

Address : Farringtons School Perry Street
Chislehurst BR7 6PU

OS Grid Ref: E: 544956 N: 170418

Applicant : Farringtons School

Objections : NO

Description of Development:

Two storey rear and first floor extensions to existing science teaching block, glazed canopy to rear and re-landscaping around building with new footpaths, ramps and external lighting

Key designations:

Conservation Area: Chislehurst
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
London City Airport Safeguarding Birds
Smoke Control SCA 17

Proposal

It is proposed to add a first floor extension and a 4.65m deep two storey rear extension to the existing science teaching block, which is located to the rear of the main school buildings, in order to provide additional classrooms to house the re-located maths department and provide improved science facilities for the school. Further ancillary facilities would be provided within the extended building, including science preparation rooms, staff offices and toilet facilities.

A small glazed canopy would also be provided to the rear of the extended building, and the existing covered portico linking the science block to the main school building would be reconstructed.

New pathways and external lighting around the building would be provided, along with ramps to serve the two main entrances to the building in the northern and southern elevations.

The proposals would not result in an increase in the number of pupils at the schools, but are needed to improve the existing facilities.

Location

This school site is located within Chislehurst Conservation Area and also lies within the Green Belt. The southern part of the site is designated as a Site of Importance for Nature Conservation (SINC), and lies adjacent to Scadbury Park Nature Reserve.

The original school buildings within the northern part of the site are locally listed within the UDP, including the science block to which this application relates.

Two sweet chestnut trees to the north of the school buildings fronting Perry Street are protected by TPO 2580 (although all trees on the site are protected by their location within the Conservation Area).

Comments from Local Residents

No third party comments have been received to date.

Comments from Consultees

The Council's Highway Engineer raises no objections to the proposals as they would not result in an increase in the number of staff or pupils at the school.

The Advisory Panel for Conservation Areas raises no objections subject to conditions requiring the render to match other buildings on the site, and the re-use of the existing roof tiles instead of the proposed single-ply membrane, and retention of the existing roof pitch.

No drainage objections are seen to the proposals, and Thames Water have no concerns.

Planning Considerations

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

- G1 The Green Belt
- BE1 Design of New Development
- BE10 Locally Listed Buildings
- BE11 Conservation Areas
- T3 Parking
- T18 Road Safety
- C7 Educational and Pre-School Facilities

Conclusions

The main issues in this case are; whether the proposals comprise inappropriate development in the Green Belt, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; the impact of the proposals on the open nature and visual amenities of the Green

Belt; the impact on the locally listed building and on the character and appearance of Chislehurst Conservation Area; and the impact on the amenities of nearby residents.

The proposed extensions to the science teaching block would be considered inappropriate development within the Green Belt as educational uses (Class D1) do not fall within the appropriate uses defined by Policy G1 of the UDP. However, the extensions are required as part of an overall plan to improve facilities at the school, and are designed so as to minimise the impact on the open nature of the site (eg. the extensions would be confined to the existing built-up part of the site behind the main school buildings, and as the majority of the extension would be first floor accommodation, the increase in the overall footprint of built development on the site would be minimal). Members may, therefore, consider that these special circumstances outweigh the harm by reason of inappropriateness caused by the proposals, and that the open nature and visual amenities of the Green Belt would not be unduly impaired.

Policy C7 of the UDP generally supports extensions to educational facilities which would improve facilities for existing pupils, as in this case.

The proposals would add a first floor extension and 4.65m deep two storey rear extension to part of the school buildings which are locally listed, and they have been sensitively designed to blend with the existing building. The first floor would be rendered (as are parts of other school buildings), and it is proposed to use a single-ply roofing membrane on a highly insulated roof rather than re-use the existing clay tiles (as APCA have suggested) in order to reduce the loading on the existing foundations. The school buildings on the site vary in their design, style and materials used, and the extensions to the science block are not considered to have a detrimental impact on the locally listed building, nor on the character and appearance of the Conservation Area.

The small glazed canopy to the south of the building, the reconstructed covered portico linking the science block to the main school building, and the new pathways, ramps and external lighting around the building are considered acceptable, and would not be harmful to the open nature of the Green Belt.

With regard to the impact on neighbouring residential properties, the nearest dwellings are located some distance away in Shepherds Green and Holbrook Lane, and would not be unduly affected by the proposals.

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 13.05.2015

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
ACC07R Reason C07
- 3 ACD02 Surface water drainage - no det. submitt
AED02R Reason D02
- 4 ACK01 Compliance with submitted plan
ACK05R K05 reason
- 5 Details of the colour of the render to be used for the external surfaces of the extensions hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented in accordance with the approved details before the extensions are first occupied.
ACC01R Reason C01