

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

**Application No :** 15/01049/FULL1

**Ward:**  
**Bickley**

**Address :** St Georges School Tylney Road  
Bromley BR1 2RL

**OS Grid Ref:** E: 541613 N: 169084

**Applicant :** Mrs Geraldine Shackleton

**Objections : NO**

**Description of Development:**

Part one/two storey extension comprising 3 classrooms and studio to enable expansion of school from one and a half form entry to two form entry, single storey extensions to provide enlarged Year 1 classroom and toilet facilities and provision of canopies, decking, replacement steps and landscaping

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
Local Cycle Network  
Gas Holder Stations Gas\_Holders\_stations:  
London City Airport Safeguarding  
London City Airport Safeguarding Birds  
Local Distributor Roads  
Open Space Deficiency  
Smoke Control SCA 13  
Smoke Control SCA 12

**Proposal**

Permission is sought for the construction of extensions to this primary school comprising a part one/two storey extension to the south and west of the main school buildings which would contain 3 classrooms and a studio, along with small single storey infill extensions to the infants school building to provide an enlarged classroom and w.c. facilities.

The proposals would enable the expansion of the school from one and a half form entry to two form entry. This would result in an increase in pupil numbers from 316 to 420, and an increase in staff from 40 to 46 phased in over 6 years.

A canopy and decking would be provided adjacent to the new classroom building, and a further canopy and landscaped area would be provided within the northern

part of the site, along with amendments to the external stairs. A canopy to the front infants building is also proposed.

The application is accompanied by a Transport Assessment, an Arboricultural Impact Assessment, a Contaminated Land Desk Study, an Ecological Habitat Survey Report, and a Plant Noise Assessment.

## **Location**

This school site is located on the western side of Tylney Road between Pembroke Road and Nightingale Lane, and extends to the rear behind residential properties in those roads. The main school buildings are located within the eastern part of the site, whilst the main playground areas are located at a lower level within the western part of the site. Residential properties surrounding the playground are at a higher level.

## **Comments from Local Residents**

No third party comments have been received to date.

## **Comments from Consultees**

The Council's Highway Engineer agrees with the findings of the Transport Assessment submitted, and considers that there would be sufficient spare capacity for parking in surrounding roads. The School Travel Plan should be kept up to date in order to try to reduce car trips to and from the school.

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

No objections are raised from an Environmental Health point of view, but safeguarding conditions regarding contaminated land, plant noise levels and control of pollution are suggested.

## **Planning Considerations**

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

- BE1 Design of New Development
- C1 Community Facilities
- C7 Educational and Pre-School Facilities
- T3 Parking
- T18 Road Safety

## **Conclusions**

The main issues in this case are the impact of the proposals on the amenities of nearby residents and the impact on pressure for parking and road safety in surrounding roads.

Policy C7 of the UDP generally supports extensions to schools, and in cases where they would result in an increase in the number of pupils, the adoption of a School Transport Plan is required.

The proposed extensions are located to the rear of the main school, and would not be very visible from the public domain. The part one/two storey classroom extension would be flat roofed, similar to the adjoining building, and would extend down into the lower level playground. It would be situated some distance from residential properties to the north and south, and would not therefore have a harmful impact on the amenities of adjoining residents.

The small infill extensions to the infants' classrooms would not have a detrimental impact on the appearance of the building, nor affect residential amenity.

The replacement steps within the northern part of the site would not cause any additional harm, and the adjacent landscaped area with decking and a canopy would enhance the existing playground facilities for pupils within this part of the site.

The Council's Highway Engineer has confirmed that the proposals for the expansion of the school from one and a half form entry to two form entry is considered acceptable from a highway point of view, subject to the submission of an up to date School Travel Plan.

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.

## **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 | ACH30  | Travel Plan                              |
|   | ACH30R | Reason H30                               |
| 5 | ACK01  | Compliance with submitted plan           |
|   | ACK05R | K05 reason                               |