

SECTION '2' – Applications meriting special consideration

Application No : 15/01761/RECON

Ward:
Penge And Cator

Address : Harris Academy Bromley Lennard Road
Beckenham BR3 1QR

OS Grid Ref: E: 536308 N: 170396

Applicant : Education Funding Agency

Objections : YES

Description of Development:

Temporary modular building for educational use (Class D1) and 5 car parking spaces

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Local Distributor Roads
Metropolitan Open Land
Sites of Interest for Nat. Conservation
Smoke Control SCA 25
Water Link Way

Proposal

This application seeks permission for a temporary modular building at the main entrance to Harris Aspire Academy within the existing car park to be used as classrooms. The building is on site and has permission under application 14/02181. This application is effectively to keep this building until September 2016.

Consultations

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

From a highways point of view, a revised Transport Statement was submitted as part of this application. Accordingly, the results of these surveys demonstrate that any short term demand for parking of the increase in pupils can be accommodated on the local highway network. Furthermore, the current arrangement is without noticeable impact or complaint. Nevertheless, the school need to aim to encourage

users of the school to use more sustainable modes of transport, particularly those living nearby.

There are no objections in terms of Environmental Health.

The Environment Agency have no objections.

The Council's in-house Drainage Adviser has indicated that a surface water drainage strategy is required and should achieve greenfield surface water run-off rates.

Thames Water have no objections to the proposal.

Planning Considerations

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

BE1 Design of New Development
G2 Metropolitan Open Land
G7 South East London Green Chain
C7 Educational and Pre-School Facilities
T2 Assessment of Transport Effects
T3 Parking
T18 Road Safety

The temporary classrooms will be inappropriate development in Metropolitan Open Land (MOL). Policy G2 of the UDP states that 'within Metropolitan Open Land (MOL) as defined on the Proposals Map, 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 policy further states that 'the openness and visual amenity of the MOL shall not be injured by any proposals for development within or conspicuous from the MOL which might be visually detrimental by reasons of scale, siting, materials or design.'

Conclusions

The main issues relating to the application are as follows:

- o impact on the character of the area including the openness of the Metropolitan Open Land, the adjacent Conservation Area and the adjacent South East London Green Chain
- o impact on the residential amenities of the occupants of nearby residential dwellings
- o whether very special circumstances have been demonstrated that clearly outweigh the harm by inappropriateness or any other harm.

The building will be functional in its design and appearance and will be located to the front of the existing school building on the site. The location of the building in

relation to the adjacent South East London Green Chain will ensure that there will be no harm to the character and function of the Green Chain. The buildings will result in a degree of harm to the character of the area. However, this harm will be temporary for a period and the buildings are required to fulfil an educational need. The proposal is considered acceptable in terms of the character of the area, including the character of the adjacent conservation area.

The location of the building in relation to nearby dwellings will ensure that there will be no undue harm in residential amenity terms.

The building and car parking will be located in Metropolitan Open Land and the applicant has sought to demonstrate very special circumstances to clearly outweigh the harm to the Metropolitan Open Land from inappropriateness and any other harm. In view of the siting of the building and the car parking and the temporary nature of the building it is considered that the openness of the MOL will not be unduly harmed and the applicant has demonstrated very special circumstances to that outweigh the harm to MOL by inappropriateness and any other harm.

Having had regard to the above it was considered that the proposal is acceptable in terms of the impact on the character of the area including, the adjacent Conservation Area and South East London Green Chain, and in terms of the impact on the residential amenities of the occupants of nearby residential dwellings. Furthermore, the proposal is considered acceptable in terms of MOL policy.

Accordingly, Members may agree that a building on site for a further limited period is acceptable.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The building hereby permitted shall be removed and the land reinstated to its former condition on or before the 30 September 2016**

Reason In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.