

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

**Application No :** 15/03538/FULL1

**Ward:**  
**Cray Valley West**

**Address :** Poverest Primary School Tillingbourne  
Green Orpington BR5 2JD

**OS Grid Ref:** E: 546288 N: 167923

**Applicant :** Ms Sally Weeks

**Objections :** YES

**Description of Development:**

UPVC doors to northern, southern and eastern elevations.

Key designations:

Biggin Hill Safeguarding Birds  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
Smoke Control SCA 23  
Urban Open Space

**Proposal**

Poverest Primary School is located on the south side of Tillingbourne Green, the school and its grounds are designated as Urban Open Space. The existing school currently comprises an arrangement of 1-2 storey buildings with a detached dining hall and an adult education centre to the west of the site. The school site is accessed via a one-way road leading from Churchill Wood to the west with a small amount of off street surface car parking to the north west of the school. The topography of the site is steeply sloping from west to east, with the adult education centre and detached canteen building located at a significantly higher position in comparison to the main primary school building.

The school site is bounded to the south and east by residential properties in Lee Green, Cray Valley Road, Tillingbourne Green, Poverest Road, Hayfield Road and Marion Crescent. The Adult Education Centre is located to the west and green open space to the north (designated as urban open space). The area is primarily residential in character. Tillingbourne Green is a one way road with on street parking narrowing the access considerably.

**Consultations**

Nearby owners/occupiers were notified of the application and one representation was received:

- Questioning where the new retaining wall is to be built and whether it would be opposite Marion Crescent.

## **Planning Considerations**

BE1 Design of New Development  
C1 Community Facilities  
C7 Education and Pre-School Facilities  
G8 Urban Open Space

The following Council adopted SPG guidance is also a consideration:

Supplementary Planning Guidance 1 General Design Guidance

### **Planning History**

There is a considerable planning history with regards to the site, of which the most pertinent applications consist of:

02/02501/DEEM3 - Single storey classroom building, mini bus drop off area and erection of 2.4m high fencing fronting Tillingbourne Green  
05/04185/DEEM3 - Conversion of soft landscape to tarmac within playground of autistic spectrum disorders unit  
07/02439/FULL1 - Canopy in infant playground  
07/02824/DEEM3 - Formation of childrens play area on land adjacent to Cray Valley Road including canopy and 1.2m high chain-link fencing  
15/03538/FULL1 - UPVC doors to northern, southern and eastern elevations. - Under Consideration

## **Conclusions**

Members may consider the main issues relating to the application as being the effect that the proposal would have on the streetscene and the character of the surrounding area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

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.

The development is considered to accord with Policy G8 in that the proposal relates to the existing use at the site as a primary school. The proposed doors are not considered to impact upon the openness of the Urban Open Space by virtue of being within the envelope of the school buildings and not increasing the footprint of the built form. The external appearance of the school building will be slightly altered however the changes will not be visible from the wider street scene due to

being on elevations set back and away from the highway and away from all residential properties. Members may consider that the changes to the fenestration are considered a betterment and will help the internal and external circulation within the school site.

The design of the new openings are not considered to form an obtrusive nor incongruent feature and will be shielded to the south by a mature tree line. Due to the distance from neighbouring residential development, the proposed doorways are not considered to impact upon residential amenity.

One letter was received from a neighbouring property concerned with the impact of the proposed retaining wall along the southern elevation. The retaining wall is at a low level and will be obscured by views from the south due to the topography of the land sloping upwards from the school building to the side boundary. It is not considered that the retaining wall will adversely impact upon residential amenity.

On balance, given the siting of the new doorways and the proposed retaining wall, the development is considered acceptable.

No additional pupils or staff are proposed as part of this application and therefore no additional traffic or car parking issues are considered to arise as a result of the proposal.

Having had regard to the above, Members may consider the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

## **RECOMMENDATION: PERMISSION**

### **Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

**Reason: Section 91, Town and Country Planning Act 1990.**

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved**

**under this planning permission unless previously agreed in writing by the Local Planning Authority.**

**Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.**