

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

Application No : 15/02210/FULL1

Ward:
**Mottingham And Chislehurst
North**

Address : Mottingham Primary School
Ravensworth Road Mottingham London
SE9 4LW

OS Grid Ref: E: 542712 N: 172046

Applicant : London Borough Of Bromley (Mr M Miles) **Objections :** NO

Description of Development:

Refurbishment of existing buildings, including re-roofing and elevational alterations, in order to accommodate 2 bulge classes and provide additional teaching space and kitchen/dining facilities with landscaping, external canopy, steps, ramps and sheds

RETROSPECTIVE APPLICATION

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
London Distributor Roads
Open Space Deficiency
Smoke Control SCA 51
Urban Open Space

Proposal

Mottingham Primary School currently has two forms of entry and two bulge classes at Years 3 and 4, of which the former started in September 2015. This application has been submitted in order to accommodate the two additional bulge classes as they move through the school.

The proposals comprise the refurbishment of existing buildings, including re-roofing and elevational alterations, in order to provide additional teaching space and kitchen/dining facilities, and includes landscaping, an external canopy, steps, ramps and sheds.

The family centre modular building has been refurbished and now accommodates two reception classrooms. An attached canopy has been provided to the eastern side of the building with folding doors added to the eastern elevation. Additionally,

a secure play area has been provided to the east of the reception classrooms which contains two new sheds.

The modular block to the north-east of the main school building is being refurbished with new access steps added, whilst the existing kitchen is being refurbished to increase production capacity.

A Transport Statement has been submitted to support the proposals.

Location

This primary school site is located on the eastern side of Ravensworth Road, and backs onto Mottingham Road. It is bounded by residential properties in Ravenscroft Crescent to the north, and Dunkery Road to the south. Vehicular access to the school is from Ravensworth Road.

Consultations

No third party representations have been received.

Comments from Consultees

From a highways point of view, the proposals are likely to result in one additional member of staff driving to the school which is unlikely to cause a significant impact.

The School Travel Plan surveys indicate that in June 2015, 33% of pupils came to school by car, a further 3% car shared and 13% used "Park & Stride". There was no indication where parents park when using the "Park & Stride" When equating this to the current pupil role of 424 it would give 140 cars with an additional 7 cars when the full quota of 446 pupils is reached.

The increase in cars as a result of the proposals is likely to be an additional 12 over last year with a potential additional 7 when the full pupil role is reached. There are short term localised issues with parking around the school, as there are with a number of schools within the Borough, but the additional numbers are unlikely to add significantly to the problems.

No objections are raised from an Environmental Health point of view.

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 on the pressure for parking and road safety in surrounding roads.

With regard to the impact on residential amenity, the nearest properties in Dunkery Road to the new reception classrooms and secure play area are not considered to be unduly affected by the proposals, and the other works proposed to the school are some distance from neighbouring properties and are of a minor nature.

The Council's Highway Engineer has confirmed that the proposals to accommodate two bulge classes are considered acceptable from a highway point of view.

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 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.