

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

**Application No :** 17/00287/FULL1

**Ward:**  
**Farnborough And Crofton**

**Address :** Tubbenden Primary School, Sandy Bury, Orpington BR6 9SD

**OS Grid Ref:** E: 544810 N: 165000

**Applicant :** Mr James Turvey - Head Teacher

**Objections : NO**

**Description of Development:**

Single storey extension to provide SEN classroom with associated facilities, and elevational alterations to existing building including replacement windows and doors and new canopies

Key designations:

Biggin Hill Safeguarding Area  
Biggin Hill Safeguarding Area  
London City Airport Safeguarding  
London City Airport Safeguarding  
Smoke Control SCA 14  
Urban Open Space

**Proposal**

It is proposed to add a single storey flat-roofed extension to the rear of the existing Infant classrooms and adjacent to the outdoor Infant play areas in order to provide an SEN classroom with ancillary facilities. The extension would be located on a steeply sloping part of the site surrounded by school buildings, and would include a new retaining wall and an undercroft area which could be used for storage.

Minor elevational alterations would also be carried out to some of the existing buildings, including replacement windows and doors and the addition of canopies

**Location**

Tubbenden Primary School is located to the west of Tubbenden Lane and is accessed via Sandy Bury to the north. The site is designated as Urban Open Space.

**Consultations**

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

## **Comments from Consultees**

No objections are raised to the proposals from a highways point of view as the proposals would not affect the existing parking layout, and the applicant has confirmed that there are sufficient spaces in the existing car parks to accommodate any additional cars if necessary.

Drainage initially commented that they would not accept the connection of the extension to the existing storm water drainage system without any attenuation, but revised drainage plans were submitted on 23rd February 2017 which proposed the use of a soakaway to store surface water run-off from the extension, and the proposals are now considered acceptable from a drainage point of view.

## **Planning Considerations**

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

BE1 Design of New Development  
C7 Educational and Pre-School Facilities  
G8 Urban Open Space  
T3 Parking  
T18 Road Safety

The Council is preparing a Local Plan and commenced a period of consultation on its proposed submission draft of the Local Plan on November 14th 2016 which closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). It is anticipated that the draft Local Plan will be submitted to the Secretary of State in the early part of 2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances. The relevant policies are as follows:

Draft Policy 28 - Education  
Draft Policy 30 - Parking  
Draft Policy 32 - Road Safety  
Draft Policy 37 - General Design of Development  
Draft Policy 55 - Urban Open Space

The London Plan (2015):

3.18 Education Facilities  
6.13 Parking  
7.18 Protecting Local Open Space

The NPPF is also relevant.

## **Conclusions**

The main issues relating to the application are the impact of the proposals on the open nature of this area of Urban Open Space, the impact on the amenities of neighbouring residential properties, and the impact on highway safety.

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 school site is designated as Urban Open Space, and Policy G8 of the UDP allows for built development where it is related to the existing use, and where the scale, siting and size of the proposal would not unduly impair the open nature of the site.

The proposed extension would be located within the area of the main school buildings, and would be fairly modest in size, therefore, the proposals are not considered to cause significant harm to the openness of the area. The elevational alterations proposed would be minor in nature, and would not detract from the appearance of the buildings.

With regard to the impact on residential amenity, the nearest dwellings are in Deacons Leas to the south-east, but the extension would be shielded by the existing school buildings, and the proposals are not therefore considered to adversely affect residential amenity.

With regard to the impact on highway safety, the Council's Highways Officer has confirmed that the proposals would not affect the existing parking available on the site, and accepts that there would be sufficient parking available on-site to accommodate any additional cars that may be needed.

In conclusion, the proposals are not considered to impact detrimentally on the open nature of the Urban Open Space, nor result in a significant loss of amenity to local residents or be detrimental to highway safety.

**RECOMMENDATION: PERMISSION  
as amended by documents received on 23.02.2017**

**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 The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and/or drawings unless otherwise 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 appearance of the building and the visual amenities of the area.**

- 3 Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently retained thereafter.**

**Reason: To ensure satisfactory means of surface water drainage and to accord with Policy 5.12 of the London Plan**

- 4 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.**