

SECTION '2' – Applications meriting special consideration

Application No : 17/02142/FULL1

Ward:
Chislehurst

Address : Red Hill Primary School Red Hill
Chislehurst BR7 6DA

OS Grid Ref: E: 543538 N: 171053

Applicant : C Butcher

Objections : NO

Description of Development:

Single storey extension comprising of a nurture room and toilets to provide additional educational services to existing pupils

Key designations:

Smoke Control SCA 16

Proposal

The proposal seeks permission for the erection of a single storey extension to the main school building to provide a new learning and toilet facilities.

No additional to the existing pupil intake is proposed and the two detached containers at the site will be removed.

The proposed extension will have a length of 7.9m and a width of 10.2m. The roof will be flat with a height of 4.5m.

Location

The application site is located on the southern side of Red Hill. The primary school is surrounded mainly by residential properties. The site comprises school buildings with a nursery and library provided towards the east. The school has a large amount of playing fields surrounding the main school building backing onto woodlands to the south and residential properties to the north, east and west. The site is located in Urban Open Space.

Comments from Local Residents

Nearby owners/occupiers were notified of the application however no comments were received.

Consultations

Highways - The application indicates that the proposed facility is for use by existing pupils and as such it would appear there would be no highway implications.

Environmental Health - No objections raised.

Education – no comments received.

Planning Considerations

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

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

Emerging Local Plan

The Council is preparing a Local Plan and the final consultation on its proposed submission draft of the Local Plan closed on December 31st 2016 (under The Town and Country Planning (Local Planning) (England) Regulations 2012 as amended). The updated Local Development Scheme was submitted to Development Control Committee on November 24th 2016 and Executive Committee on November 30th 2016, and indicated the submission of the draft Local Plan to the Secretary of State in mid-2017. These documents are a material consideration. The weight attached to the draft policies increases as the Local Plan process advances.

Draft Policy 20 – Community Facilities
Draft Policy 27 – Education
Draft Policy 28 – Educational Facilities
Draft Policy 37 - General Design of Development
Draft Policy 55 – Urban Open Space

Other Guidance

London Plan Policy 3.18 - Education Facilities
The National Planning Policy Framework (NPPF) 2012

Planning History

16/00971/FULL1 - New boundary fencing facing Red Hill
15/01976/FULL1 – Replacement curtain walling to hall
15/01278/FULL1 - Single storey extension to facilitate additional toilet block, cloakroom and store room
14/04479/FULL1 - Single storey front extension to the school office
14/02396/FULL1 - Proposed single storey extension to toilets
13/02039/FULL1 - Erection of freestanding canopy
12/02011/FULL1 - Erection of canopies to provide covered walkways

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area, the impact on the designated Urban Open Space, and the impact the proposal would have on the amenities of the occupants of surrounding residential properties.

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 structure is not considered to impact significantly upon the openness of the Urban Open Space by virtue of being within the general envelope of the school buildings and being relatively low in height and bulk. The external appearance of the school building will be slightly altered however is considered to be a betterment to the existing situation at the site as the two existing detached containers will be removed. The removal of these structures is considered to improve the openness of the Urban Open Space. The materials proposed are matching to the existing elevations of the school building and the extension will not form an obtrusive nor incongruent feature.

The main school itself is set back from the road and the proposed development will not have a detrimental impact on the street scene.

On balance, given the siting of the extension, the development is considered acceptable. The proposal will provide an improvement on the existing educational facilities at the site and this is broadly promoted by the Council and its planning policies.

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. Highways have raised no objections. As such it is considered that the amenities of neighbouring occupiers would not be affected.

Summary

Having had regard to the above it was considered that the siting, size and design of the proposed development 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 or the Urban Open Space. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 17/02142 set out in the Planning History section above, excluding exempt information.

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 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.

- 3 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.