

Committee Date	09.02.2023	
Address	Burnt Ash Children And Family Centre Burnt Ash Primary School Rangefield Road Bromley BR1 4QX	
Application Number	22/05038/FULL1	Officer - Susanna Stevenson
Ward	Plaistow	
Proposal	Elevational alterations to existing premises (Burnt Ash Children and Family Centre) to replace windows to training room and reception area with patio doors.	
Applicant	Agent	
Ms Jo Cozens 249 Rangefield Road Bromley BR1 4QX	Mr Gerald Kelly London Borough Of Bromley Bromley Civic Centre Stockwell Close BR1 3UH	
Reason for referral to committee	Council application	Councillor call in No

RECOMMENDATION	PERMISSION
-----------------------	------------

<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area London City Airport Safeguarding Renewal Area Smoke Control SCA 7</p>
--

Land use Details		
	Use Class or Use description	Floor space (GIA SQM)

Existing and proposed – no change	Class F.1 (Learning and non-residential institutions) Children and Family Centre (Local Authority)	262 sqm
-----------------------------------	--	---------

Representation summary	33 neighbouring properties within Sudbury Crescent, Rangefield Road, Bonville Road and Keedonwood Road were notified of the application by letter dated 10 th January 2023. At the time of writing, no representations had been received in response.	
Total number of responses	0	
Number in support	0	
Number of objections	0	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposal would have no significant impact on the appearance of the application building and the wider visual amenities of the area
- The proposed patio doors would be sited sufficiently distant to neighbouring residential properties and would not give rise to any unacceptable impact on neighbouring residential amenity
- The proposal is limited to the elevational alterations proposed and would not alter or change the existing educational/community use of the host building

2. LOCATION

- 2.1 The application site lies on the north/north eastern side of Rangefield Road and relates to the Burnt Ash Children and Family Centre which is located within the wider complex of buildings and shares the site of Burnt Ash Primary School.



Fig. 1 Site location and surroundings

- 2.2 The site lies within the Ravensbourne, Plaistow and Sundridge Renewal Area.
- 2.3 The Burnt Ash Children and Family Centre is located on the eastern side of the site/building. It is accessed via a separate pedestrian path which runs along the full depth of the eastern side of the site. The floor plan of the centre indicates areas within for a creche, consulting rooms, a large training room with room divider and reception area.



Fig. 2 Access to centre

- 2.4 The surrounding area is predominantly residential in character other than the school site. The site is bounded to the east by the rear gardens of dwellings fronting Sudbury Crescent, and to the south, west and north by the wider school buildings/school site. The part of the building the subject of this application is sited approx. 25m from the rear elevations of the nearest dwellings fronting Sudbury Crescent.
- 2.5 The application has been submitted by the London Borough of Bromley and as a consequence requires determination by the Plans Sub-Committee.

3. PROPOSAL

- 3.1 Elevational alterations are proposed to the host building to replace a 2 no. large existing windows with sliding patio doors – serving the internal space used as a reception area and separate training room.
- 3.2 The proposed patio doors would measure 3.2m in width by 2.11m in height (training room) and 3.58m in width by 2.08m in height (reception area) and would be set within the southern and eastern walls of the building, which face onto a playground area.

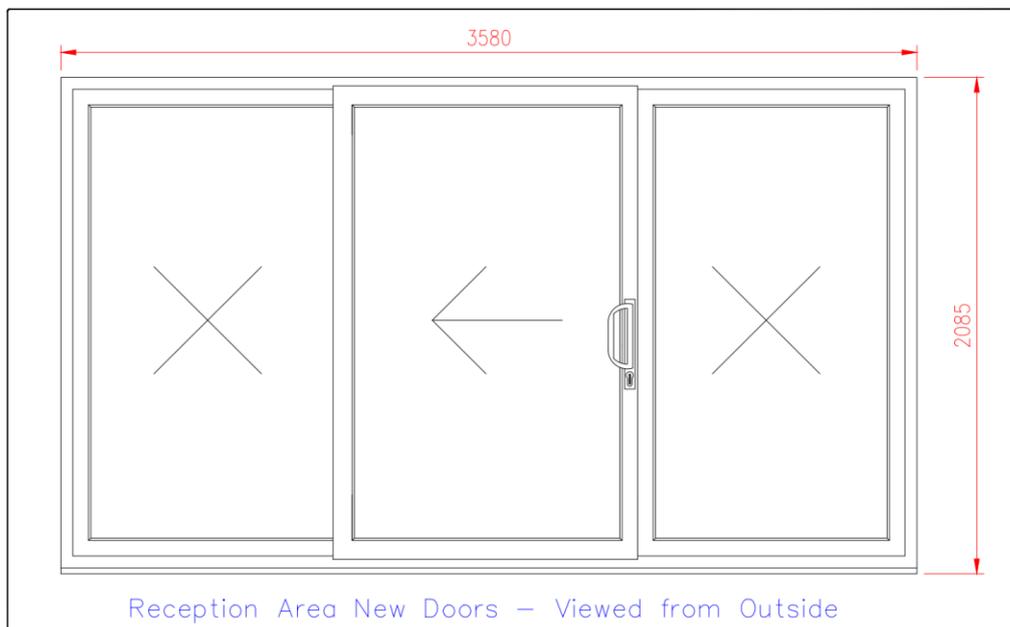


Fig. 3 Proposed patio doors to reception

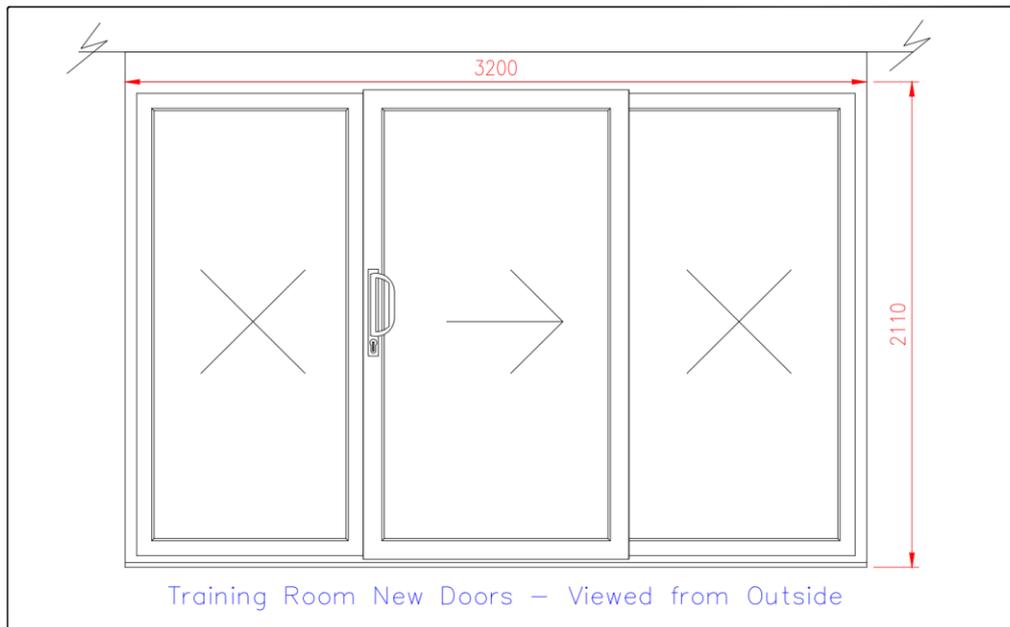


Fig. 4 Proposed patio doors to training room

- 3.3 The proposed doors/frames would have white powder coated aluminium frames.
- 3.4 The proposal intends to improve circulation/accessibility from the Children's and Family Centre to the play space to the side of the building.

4. RELEVANT PLANNING HISTORY

- 4.1 In 2007 planning permission was granted under reference 07/00469/FULL1 for the construction of a single storey front extension to provide the children's centre with a reception/crèche/training rooms and nursery in existing classroom and 1.2m high fence and gates to front and side boundary.

5. CONSULTATION SUMMARY

A) Statutory

None applicable

B) Local Groups

No comments received from local groups.

C) Adjoining Occupiers

No comments received.

6. POLICIES AND GUIDANCE

National Policy Framework 2021

NPPG

The London Plan

- D3 Optimising site capacity through the design-led approach
- D5 Inclusive design
- S3 Education and childcare facilities

Bromley Local Plan 2019

- 14 Development Affecting Renewal Areas
- 19 Ravensbourne, Plaistow and Sundridge Renewal Area
- 20 Community Facilities
- 37 General Design of Development

7. ASSESSMENT

7.1 Principle of development - ACCEPTABLE

- 7.1.1 Policy S3 of the London Plan relates to Education and Childcare Facilities and requires that development proposals should ensure that there is no net loss of education or childcare facilities. The Policy also requires that such facilities and development proposals relating them should ensure the incorporation of accessible and suitable outdoor space, should encourage the shared use of services between providers and should adopt an inclusive design approach.
- 7.1.2 Policy 20 of the Bromley Local Plan relates to community facilities and states that the Council will promote quality of life and health and well-being within the Borough through ensuring the provision, enhancement and retention of a wide range of appropriate social infrastructure.
- 7.1.3 The proposal would enhance the existing facilities at the Children's and Family Centre and would improve circulation from the building to the adjacent outside play space. It is considered that the proposal is acceptable in principle subject to consideration of the design/visual impact of the proposal and the impact of the proposal on neighbouring amenity (if any).

7.2 Design - ACCEPTABLE

- 7.2.1 Policy 37 of the Bromley Local Plan states that all development proposals should complement the scale, form, proportion, layout and materials of adjacent buildings and areas.

7.2.2 The proposal is of limited scale/scope, comprising the replacement of 2 non-original white UPVC framed windows with white coloured powder-coated aluminium patio doors. The affected elevations are well-screened from the surroundings and the proposed doors would complement the existing host building which includes window and door openings of varied design and materials.



Fig. 5 Location of proposed doors

7.2.3 The proposal would have no significant impact on the appearance of the host centre, the wider school building or the visual amenity of the area in general.

7.3 Neighbourhood Amenity - ACCEPTABLE

7.3.1 Policy 37 requires that development proposals should respect the amenity of occupiers of neighbouring buildings and those of future occupants, ensuring that they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing.

7.3.2 The proposal is limited to the replacement of 2 large existing windows with 2 patio doors. The siting of the development at ground floor level, relating to the existing use of the site and the existing footprint of the building along with the separation to neighbouring dwellings would limit the impact of the elevational alteration on neighbouring amenity. The boundary is well-screened and the existing play area

lies between the building and the eastern boundary. Taking into account the siting and scope of the development it is not considered that the proposal would give rise to adverse impact on the nearest residential properties.

8. CONCLUSION

- 8.1 The proposal would provide enhanced access from the existing centre to their adjacent play space and would have no significant impact on visual amenity or upon the residential amenities of the nearest dwellings.
- 8.2 It is therefore recommended that planning permission be granted.
- 8.3 Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: Application Permitted

Subject to the following conditions:

- 1. Time (3 years)**
- 2. Approved Plans**
- 3. Materials as set out in application**

Any other planning condition(s) considered necessary by the Assistant Director of Planning.