

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

Application No : 11/01732/FULL1

Ward:
Bromley Town

Address : Valley Primary School Beckenham Lane
Bromley BR2 0DA

OS Grid Ref: E: 539599 N: 169471

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Demolition of wall and toilet block and construction of single storey building comprising 2 classrooms including canopy, decking and covered walkway link to main school building

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds
Locally Listed Building
London Distributor Roads
Urban Open Space

Proposal

- Demolition of wall and toilet block
- single storey building containing 2 classrooms, breakout room, WCs and lobby
- 19.2m long x 9.8m wide x approx. 4m high with a flat roof
- covered walkway attached to southern side of building and linking to main school building (no higher than the proposed building)
- decking and railings underneath canopy

The applicant has submitted the following information to support the proposal:

- accommodation required to accommodate an additional 30 pupils to be admitted in September 2011
- proposed classrooms will provide capacity for the school to accommodate the additional pupils through moving both year 6 classrooms out to the new building and allowing the additional reception class to be located within the main school building

- additional pupils will increase the number of roll at the school from 422 in January 2011 to around 450 in January 2012 and subsequent years.

Location

- The application site is a Primary School located on the southern side of Beckenham Lane.
- The surrounding area is urban character with medium – high density development surrounding the site.
- Residential development surrounds the site and a large playing field lies to the south-east.
- The proposed building would be located to south-west of main school building, replacing an existing toilet block and canopy/planters.

Comments from Local Residents

No comments from nearby owners/occupiers have been received to date; any subsequent comments will be reported verbally at the meeting.

Comments from Consultees

The Council's Highways Development Engineers have raised no objections to the proposal.

Thames Water has raised no objections with regard to sewerage or water infrastructure.

Planning Considerations

The Bromley Town Centre conservation area borders the site to the east. The existing school buildings are Locally Listed.

The site is designated Urban Open Space and permission will only be given for new built development on the premise that it is related to the existing use and is small scale. Furthermore, the scale, siting and size of the proposal should not unduly impair the open nature of the site.

Beckenham Lane is a London Distributor Road. The site is within the Bromley Town Centre's controlled parking zone and is located within a moderate Public Transport Accessibility Level (PTAL) area.

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

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- BE13 Development Adjacent to a Conservation Area
- C7 Educational and Pre-School Facilities
- G8 Urban Open Space

NE7 Development and Trees
T1 Transport Demand
T2 Assessment of Transport Effects
T18 Road Safety

In strategic terms the most relevant London Plan policies are:

3A.24 Education facilities
4A.3 Sustainable design and construction

There are a number of relevant national policy documents that are relevant to the consideration of this application. These include:

PPS1: Delivering Sustainable Development
PPG13: Transport

From an arboricultural perspective no significant trees would be directly affected by the proposal.

Planning History

The most recent planning applications relating to the site are as follows:

09/00639 - Erection of 2 canopies (1x reception and parent waiting area, 1 x pre-school) - permitted

07/04341 - Erection of cycle shelter in play ground - permitted

06/04361 - Construction of surface sports area with 4m high perimeter fence and 4 - 6.7 metre high floodlighting columns – permitted

Conclusions

The main issues relating to the application are the effect that it would have on the character and visual amenities of the area and open nature of the site, the impact it would have on the setting of the Locally Listed buildings and the effects that it would have on the amenities of the occupants of surrounding residential properties. The impact on the local highway network is also a consideration.

The flat-roofed building would be set towards the rear of the site, obscured from views from Beckenham Lane by existing school buildings. It is considered that the proposal would appear in keeping with the scale of the existing school buildings and surrounding development and its siting would allow for adequate daylight and sunlight to penetrate between buildings and provide opportunities for landscaping around the development. Given its scale, materials and proximity to existing development it is also unlikely to impair the open nature of the site.

With regard to the adjacent conservation area and the Locally Listed Building, the proposed building would be well-separated from the Conservation Area, would be modest in scale and would be finished in cedar cladding. Overall it is therefore

considered that it would respect the setting of the Locally Listed Building and would preserve the appearance of the adjacent Conservation Area.

With regard to the impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be located a minimum of 11.5 metres (approx.) from the rear boundaries of the nearest dwelling-houses in Recreation Road. It is considered that this separation combined with the single storey height of the building would not result in any significant impact on the prospect and outlook of the occupiers of adjacent dwellings. Furthermore, the proposal is unlikely to give rise to any significant additional noise or disturbance as the playground boundary already extends to the rear of these properties.

From a highways perspective, although no additional off-street parking is proposed, the school is considered moderately accessible to public transport links and in close proximity to local bus routes. Furthermore a school Travel Plan is in operation and, as such, the development unlikely to have a significant impact on the parking demand and traffic generation within the surrounding road network.

The application has been assessed in light of the aims and objectives of the London Borough of Bromley UDP, all other relevant national and regional planning guidance and all other material planning considerations. Overall, Members may agree that the proposal is of a high standard of design, would complement the scale, form and materials of adjacent buildings and areas, would preserve the openness of the site and the setting of the Locally Listed Building, and would not result in any conditions prejudicial to highway safety.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/01732, excluding exempt information.

as amended by documents received on 15.06.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB19 | Trees - App'ment of Arboricultural Super |
| | ACB19R | Reason B19 |
| 3 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 4 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 5 | ACK01 | Compliance with submitted plan |
| | Reason: In order to comply with Policy BE1 of the Unitary Development Plan. | |
| 6 | ACK05 | Slab levels - no details submitted |
| | ACK05R | K05 reason |

Reasons for granting permission:

In granting permission the local planning authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE7 Railings, Boundary Walls and Other Means of Enclosure
- BE10 Locally Listed Buildings
- BE13 Development Adjacent to a Conservation Area
- C7 Educational and Pre-School Facilities
- NE7 Development and Trees
- T1 Transport Demand
- T2 Assessment of Transport Effects
- T18 Road Safety

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene
- (b) the relationship of the development to adjacent property
- (c) the character of the development in the surrounding area
- (d) the impact on the amenities of the occupiers of adjacent and nearby properties
- (e) the light and outlook of occupiers of adjacent and nearby properties
- (f) the relationship of the development to trees to be retained
- (g) accessibility to buildings
- (h) the setting of the nearby listed building
- (i) the recreational open space policies of the development plan
- (j) the transport policies of the development plan
- (k) the urban design policies of the development plan

and having regard to all other matter raised.

INFORMATIVE(S)

- 1 RDI12 Disability Legislation

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