

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

Application No : 11/01730/FULL1

Ward:
Penge And Cator

Address : Royston Primary School High Street
Penge London SE20 7QR

OS Grid Ref: E: 535805 N: 169952

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Single storey classroom building including canopy and ramp

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

- Single storey building containing classroom, WCs, lobby and store room
- 12.8m long x 7.4m wide x approx. 3.5m high with a flat roof
- canopy, decking and railings attached to northern side of building (canopy no higher than the proposed building)

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
- places will be offered to local children who would otherwise have been without the offer of a school within a reasonable distance of their home
- proposed classroom will provide capacity for the school to accommodate the additional pupils
- additional pupils will increase the number on the roll from 427 in January 2011 to around 470 in January 2012 and subsequent years.

Location

- The application site is located within an urban locality with medium – high density development surrounding the site.
- The nearest highway is Kent House Road, the building will be 20m from it.
- Bordering the site to the north-west is Kingsdale Road, to the south-west is High Street, to the south-east is Kent House Road and to the north-east is a railway line.
- The proposed building would be located to south-west of main school building, replacing an existing toilet block and canopy/planters.
- The proposed building would be located to the north-east of the main school building adjacent to the day nursery and an existing canopy structure.

Comments from Local Residents

Nearby owners/occupiers were consulted and comments were received relating to the siting of the building which can be summarised as follows:

- application does not give specific indication as to where the classroom is to be sited
- will building only effect Kingsdale Road residents or will it be situated elsewhere in extensive grounds which have been afforded to the school and Adult Education Centre?
- is building proposed to be on the Kingsdale House (Kentwood Centre) site which has had extensive upgrades to its adjoining garden?

Comments from Consultees

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

Thames Water have advised that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. There are no objections with regard to sewerage or water infrastructure.

Planning Considerations

The Barnmead Road Conservation Area lies on the opposite side of Kent House Road. Two of 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.

High Street is a London Distributor Road. The site is located within a high 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

99/02339/FULL1 Single storey covered way extension and part one/two storey extension comprising classrooms library, dining room and kitchen - permitted

01/01065/FULL1 - Childrens play equipment area with safety surface; 2 metre high boundary fence - Royston Playgroup – permitted

01/04146/FULL1 - Playground shelter – permitted

06/01169/DEEM3 - Triangular canopy to cover part of playground - permitted

07/01311/FULL1 - Cycle sheds - permitted

07/02124/FULL1 - Single storey building fronting Kent House Road for parents and childrens centre - permitted

10/00865/FULL1 - Construction of disabled access ramp to playgroup building and covered pergola - 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, 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 building will be adjacent to an existing wall on the site and as such well screened from the highway and public views. 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. With regard to the adjacent Conservation Area and the Locally Listed Buildings, 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 Buildings and would preserve the appearance of the adjacent Conservation Area. 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 impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be well-separated from nearby dwellings in Kent House Road and, given its single storey height and siting adjacent to the wall, would not result in any significant impact on the prospect or outlook of the occupiers of nearby dwellings. Furthermore, the proposal is unlikely to give rise to any significant additional noise or disturbance as the site of the building is already used as playground space.

From a highways perspective, although no additional off-street parking is proposed, the school has good transport links and a school Travel Plan is in operation. As such, the development is 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 setting of the Locally Listed Buildings and the open nature of the site, 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. 11/01730, excluding exempt information.

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

2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from

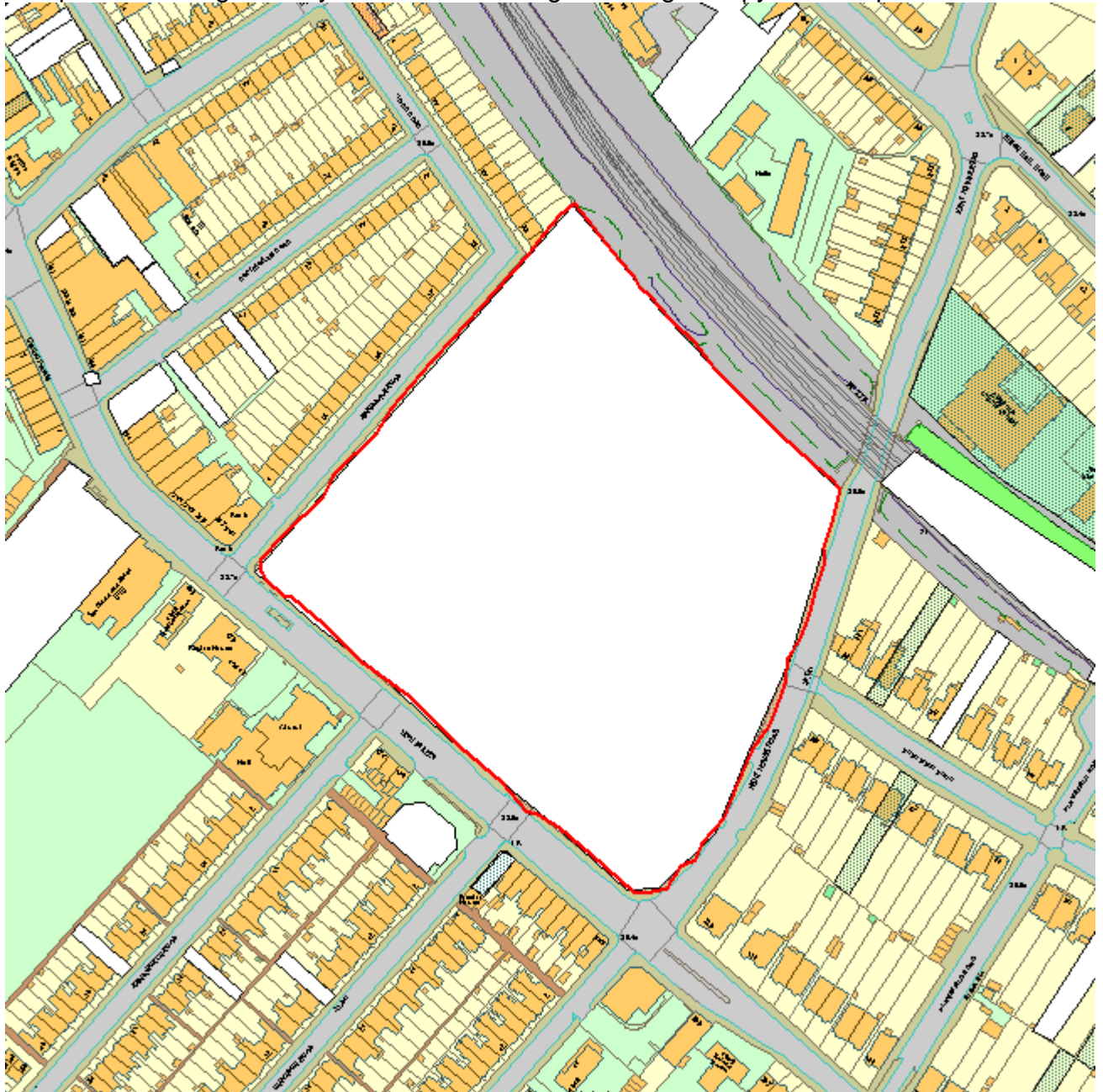
Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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