

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

Application No : 11/01731/FULL1

Ward:
Plaistow And Sundridge

Address : Parish School 79 London Lane Bromley
BR1 4FH

OS Grid Ref: E: 540189 N: 170454

Applicant : London Borough Of Bromley

Objections : NO

Description of Development:

Single storey detached building comprising 2 classrooms with decking, ramp and canopy

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

- Single storey building containing 2 classrooms, Breakout room, WCs, lobby and store rooms
- 19.2m long x 9.8m wide x approx. 3.5m high with a flat roof
- canopy and 3m wide decking with railings attached to eastern 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
- all pupils offered a place in the reception class live less than 0.6 miles from the school
- proposed classroom will provide capacity for the school to accommodate the additional pupils and will allow for a further 30 pupils next year
- additional pupils will increase the number of roll from 432 in January 2011 to around 460 in January 2012 and subsequent years.

Location

The application site is located within a suburban/urban locality to the north of London Lane with residential development bordering the site on all sides.

On the west side of the site is a playing field.

The proposed building would be located on the eastern side of the site at the edge of the playground.

Comments from Local Residents

Nearby owners/occupiers were consulted and comments were received which can be summarised as follows:

- would like clarification on the siting of the building – Headmaster has assured that it will be 15m from the boundary of property
- there is no indication of the materials to be used for the building and the roof, would like to know as will affect my views.

The Headteacher of the school has responded to the above comments as follows:

- at no time did he state that the building would be 15m from the perimeter fence.

Comments from Consultees

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

The Council's Drainage Planner has advised that the applicant check the underlain ground conditions to ensure that adequate soakage can be achieved before installing a soakaway.

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

Planning Considerations

The main school building is Grade II Statutory Listed.

The playing field on the west side of 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.

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
- BE8 Statutory Listed Buildings
- 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
- 3D.8 Realising the value of open space and green infrastructure
- 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 the proposal impacts slightly on the root protection areas of 3 robins but there would not be any significant damage.

Planning History

99/03218/DEEM3 - Detached portable building for class room - Permitted

00/01282/DEEM3 - Single storey extension to gymnasium for toilets and store room – No Objections

01/00076/DEEM3 - Detached single storey building for class room - Permitted

02/04217/FULL1 - Installation of railings and gates adjacent to school building - Permitted

08/01220/FULL1 - Provision of new external fire escape to provide secondary means of escape from first floor classroom - 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 Listed building, 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 located at the edge of the existing playground on the eastern side of the site so would be well-separated and screened from the area of urban open space to the west by existing buildings. As such the effect on the open nature of the site is unlikely to be significant. The proposed building would be located around 70m away from the Statutory Listed main school building, 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 Listed Building and would appear

in keeping with the overall scale of the existing development at the site and would not unduly impair its open nature.

With regard to the impact on the amenities of occupiers of neighbouring dwellings, the proposed building would be located approximately 10.5m from the boundary with No.17 Nash Green. The decking on the eastern side of the building would finish around 8m from this boundary. With regard to the prospect and outlook from this neighbouring house, there is fairly extensive tree screening along the boundary of the two sites and, given the single storey height of the building, it is not considered that the occupiers visual amenities would be unduly impaired. The covered decked area, which is to be used for outdoor learning and play space, would be in fairly close proximity to the boundary with No.17. The applicant has provided the following information regarding the proposed canopy and decking location:

- area of land, next to the nursery playground, would create a natural progression of play space
- would have remained unused
- excessive amounts of noise would not result as same degree of noise is already produced from the current nursery play area next to the proposed building
- would not be preferable on the front of the building as would use up more tarmac play area
- making good use of available space on site
- decked area provides integrated ramp to meet DDA compliance and area to rear is more conducive to minimising the length of this ramp due to differences in levels.

It is considered that the use of the decking for outdoor learning and play would result in there being additional noise at more frequent intervals throughout the day, compared with the current playground use. However, on balance it is not considered that the noise and disturbance caused, compared with the existing situation, would be significantly detrimental to the amenities of the occupiers of neighbouring dwellings to warrant the application being refused.

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.

With regard to drainage matters, the applicant has confirmed that the 'proposed soakaway location' shown on the plans is actually an existing storm manhole and has submitted revised drawings to this effect.

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

openness of the Urban Open Space and setting of the 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. 11/01731, excluding exempt information.

as amended by documents received on 21.06.2011

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|----------------|---------------------------------------------------------------------|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 3 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 4 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 5 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 6 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |
| 7 | ACH03 | Satisfactory parking - full application |
| | ACH03R | Reason H03 |
| 8 | ACK01 | Compliance with submitted plan |
| | Reason: | In order to comply with Policy BE1 of the Unitary Development Plan. |
| 9 | 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
- BE8 Statutory Listed Buildings
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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.

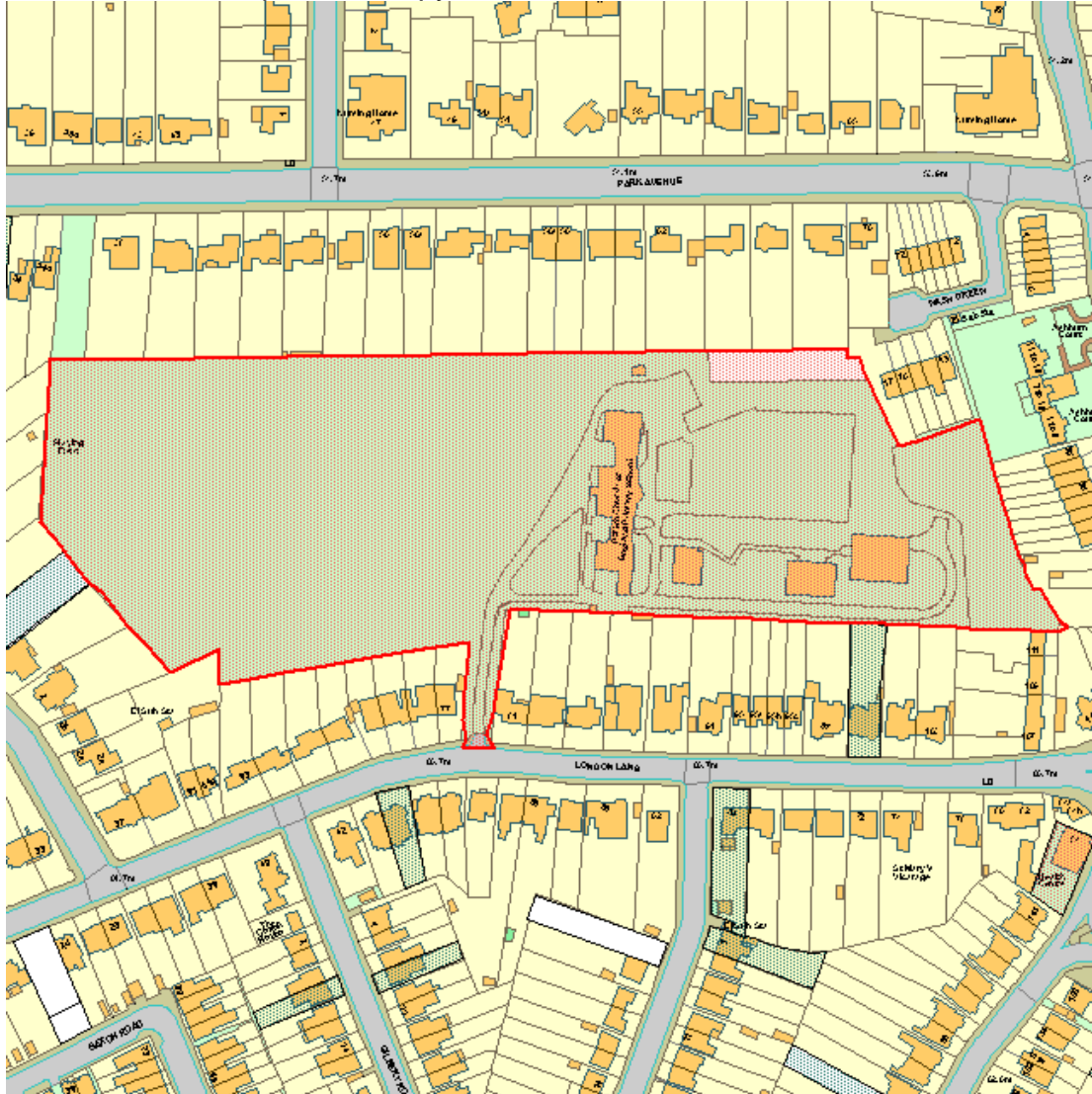
INFORMATIVE(S)

1 RDI12 Disability Legislation

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