

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

Application No : 11/02361/FULL1

Ward:
Orpington

Address : Priory School Tintagel Road Orpington
BR5 4LG

OS Grid Ref: E: 547332 N: 166105

Applicant : The Governors

Objections : NO

Description of Development:

Solar Panels on roof

Key designations:

Areas of Archeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Urban Open Space

Proposal

The proposal seeks to install a block of solar panels to the southern roof slope of the building to the north of the site.

The panels will have a width of 17m and a height of 9m, projecting from the roof slope by approximately 0.2m.

Location

The application site is located within a residential area to the east of Sevenoaks Way. The site is designated as Urban Open Space and comprises several school buildings and large playing fields belonging to the school site. The surrounding area is characterised by semi-detached and terraced dwellings.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

None.

Planning Considerations

The main policies relevant to this case are Policies BE1 (Design Of New Development) and G8 (Urban Open Space) of the Unitary Development Plan.

London Plan Policy 4A.7 Sustainable and Energy Efficient Development is also a consideration.

Planning History

The site has an extensive recent planning history relating to boundary fencing, all weather pitches, a roof for the boxing academy and temporary classroom buildings.

Conclusions

The main issues relating to the application are the effect that it would have on the openness of the Urban Open Space, the character of the building and wider area and the impact on the amenities of neighbouring residential properties.

The proposed panels will cover a considerable area of the roof of the building and this is considered to have a clear impact on the character of the building. Having said this, the host building is very large and the covering of the area proposed with panels is not considered to impact to such an extent as to seriously harm the appearance of the building. In addition, the Council seeks to support renewable energy initiatives and it is considered that the visual impact is acceptable on balance.

The proposed development will utilise an existing roof and is therefore not considered to impact on the openness of the Urban Open Space. The panels will have a low bulk and are not considered to impair or significantly compromise the open nature of the site.

The proposed roof slope in question is sited within the built area of the site and is not clearly visible clearly from the closest of the nearby residential properties or the public realm. It is considered that the proposal would not harm the outlook or result in a visual impact to the occupants of these properties.

On balance it is considered that the proposed works would not impact on the character and rural appearance of the Green Belt and would not impact adversely on highway safety. It is therefore recommended that the proposal be granted planning permission.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/02361, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 ACA01 Commencement of development within 3 yrs
ACA01R A01 Reason 3 years
- 2 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G8 of the Unitary Development Plan and in the interest of the visual amenities of the area.

Reasons for granting permission:

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

- BE1 Design of New Development
- G8 Urban Open Space

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

- (a) the character of the surrounding area
- (b) the impact on the amenities of the occupiers of adjacent and nearby properties
- (c) the impact on the open character of the Urban Open Space

and having regard to all other matters raised.

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