

Planning Board	Agenda Item: 6
3 November 2020	Reference No: 20/2302/F

Applicant: Portakabin Limited

Agent: Mr Michael Holloway, Daniel Watney LLP

Site Address: Eltham Hill, School, 122 Eltham Hill, Eltham, London, SE9 5EE	Ward: Middle Park and Sutcliffe Application Type: Full Planning Permission
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1. **Recommendation**

1.1. The Board is requested to grant full planning permission as outlined below:

- Construction of a single storey modular block containing four classrooms.

1.2 Subject to the Conditions set out in Appendix 2.

2. **Summary**

2.1. Detailed below is a summary of the application:

The Site -	
Site Area (m ²)	1.9ha
Local Plan Allocation	Land to the south and west of the site is Metropolitan Open Land
Heritage Assets	Grade II (within the curtilage of the application site)

Proposed Building	
Building height (metres)	3.1m
No. of storeys	1
Floor area (m ²)	273m ²

Transportation		
Car Parking	No. existing car parking spaces	50
	No. Proposed Car Parking Spaces	50

Cycle Parking	No. Proposed Cycle Parking	22 cycle spaces to be secured via planning condition
	Complies with policy	Yes
Public Transport	PTAL Rating	5

Education		
No. of Pupils	Existing	900
	Proposed	1050
No. of Staff	Existing	138
	Proposed	145
No. of Classrooms	Existing	50
	Proposed	54

Public Consultation	
Number in Support	1
Number of objections	0
Main issues raised	<u>N/A</u>

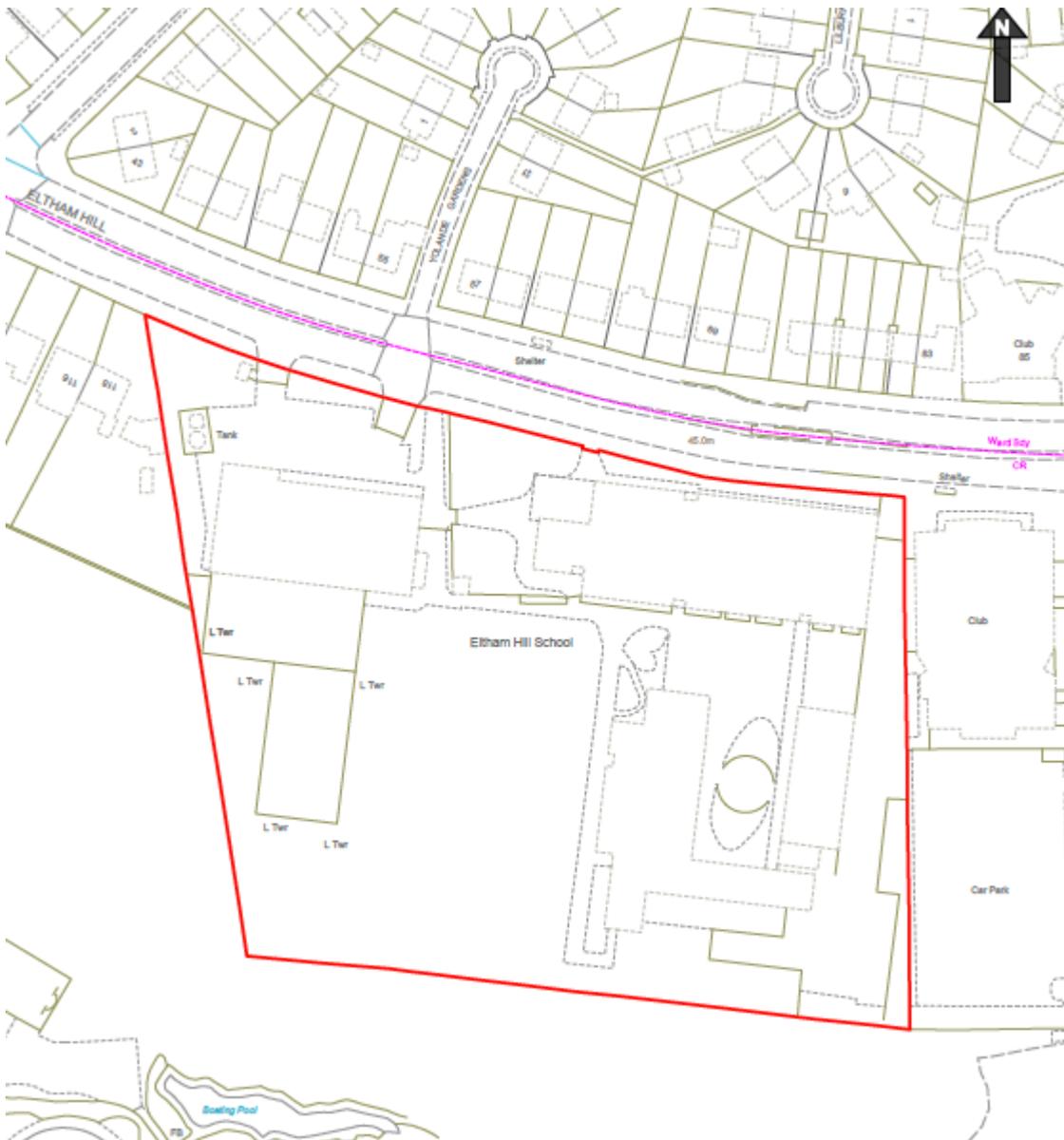
- 2.2. The report details all relevant national, regional and local policy implications of the scheme, including supplementary planning guidance.
- 2.3. The application is considered to be policy compliant and is recommended for approval subject to the conditions set out in the report.

3. **Site and Surroundings**

- 3.1. The application site is located within the grounds of Eltham Hill School which has a site area of 1.9ha. The school is located on the southern side of Eltham Hill. To the east of the application site is Mecca Bingo, whilst to the south and west of the site is Queenscroft Creation ground, which is designated as Metropolitan Open Land (MOL). The site also adjoins no.118 Eltham Hill to the West.
- 3.2. Officers note that there is a Grade II listed garden house and boundary wall within the school site. Whilst this is the case it is in the north of the site, approximately 81 metres away from the proposed development and is screened by the existing school buildings. Whilst the development will have no impact on the heritage asset the listing of the summerhouse and wall is summarised below:
- 'C17 brick walls much repaired and with new coping. Part reduced to 2 feet height, with wood fence over. Reddish-brown brick. Remains of West entrance 2 square piers with stepped plinths but tops missing. At South-

west angle of wall a small, square Garden House with renewed, high pitched roof. New window in West wall; but in north and east walls round arched openings of gauged, bright red brick, with impost blocks and keystones, that on North wall supporting cornice band. Red brick jambs and quoins’.

- 3.3. The relevant section of the application site is located towards the southern section of the existing school site. This area is currently occupied by 4 x car parking spaces and an allotment ground. There exists a mature line of trees, immediately to the south of the site along the boundary with Queenscroft Recreation Ground.



4. **Relevant Planning History**

- 08/1191/F - Erection of a temporary three-storey building to provide 4,988 square metres of temporary classroom accommodation – Approve – 06/11/2008
- 10/1450/F - Demolition of existing 1970's buildings, refurbishment of 1920's school building, construction of three 1-3 storey buildings to provide 10,028 sqm of education floorspace and ancillary plant, sports pitch, landscaping and car parking – Approve – 02/09/2010
- 19/2454/F - Construction of a dining / multi use canopy enclosure and replacement of existing window with door. This development may affect the setting of the Grade II listed Garden House and Boundary Walls to the North and West of the school building. – Approve – 03/09/2019

5. **Proposal**

5.1. The proposed development is for the construction of a single storey modular block in the southern part of the site comprising four classrooms, alongside a small staff office and kitchenette and toilets. The proposal would measure 12.3m x 23.1m with an area of 273sqm. The height of the structure would be 3.1m. The materials used in its construction would be as follows:

- Wall Panel – Colour Goosewing Grey
- PVC Windows – Colour Anthracite Grey
- Aluminium Glazed Doors – colour Anthracite Grey
- Polycarbonate Canopy
- Fascia – Colour Anthracite
- Steel Doors – Colour Anthracite

6. **Consultation**

6.1. The application since being submitted in August 2020 has been subject of public consultation, comprising of two site notices placed outside of the site on the 20th August 2020 in different locations. Internal consultation was also under taken with other Council department and the three ward Councillors were consulted on the 21st August 2020.

6.2. Council Departments

A summary of the consultation responses received along with the officer comments are set out in the table below:

Details of Representation and date received	Summary of Comments	Officers comments
Parks and Open spaces	No comments	Noted
Education	To ensure that the school can continue to operate with a new intake of pupils for the academic year 2020/21, thereby supporting Royal Greenwich in meeting its sufficiency duty by ensuring that every resident pupil has a secondary school place, Children's Services is fully supportive of this application.	Noted

7. Planning Context

7.1. This application needs to be considered in the context of a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents.

- **National Planning Policy Framework (NPPF – 2019)**
- **Technical Housing Standards – Nationally Described Space Standard** (Department for Communities and Local Government – March 2015)
- **The London Plan (March 2016)** - Full details of relevant policies refer to appendix 3.
- **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** - Full details of relevant policies refer to appendix 3.
- **Full details of relevant SPD / Documents refer to appendix 3.**

8. **Material Planning Considerations**

8.1. This section of the report provides an analysis of the specific aspects of the proposed development and the principal issues that need to be considered in the determination of the planning application (Ref: 20/2302/F):

- Principle of development
- Design and Appearance
- Impact on neighbouring amenity
- Transport and Highways
- Ecology and Trees
- RBG CIL

9. **Principle of Development**

9.1. Paragraph 94(a) of the NPPF states that Local Planning Authorities should give great weight to the need to create, expand or alter schools through decisions on planning applications. Policy 3.18 of the London Plan (2016) sets out that proposals which support the provision of educational facilities, to meet the demands of a growing and changing population and which enable greater educational choice, should be encouraged and proposals which address the projected shortage of secondary school places are particularly supported.

9.2. Policy CHI support the development of new and improved community facilities, which includes education provision, where there are identified local needs and where the development is in line with the Royal Borough's strategy for the provision of services.

9.3. The proposed development would provide Eltham Hill School with an additional 4 classrooms and would enable the school roll to increase from 900 to 1050. The provision of additional education facilities on the site is supported by Children Services who have confirmed that the proposed development will ensure that the school can continue to operate with a new intake of pupils for the academic year 2020/21, thereby ensuring that every resident pupil has a secondary school place.

9.4. In light of the above the principle of the proposal is supported and would comply with the aims of adopted planning policy.

10. **Design and Appearance**

- 10.1. Paragraph 127 of the National Planning Policy Framework (2019) (NPPF) states that developments should be visually attractive, as a result of good architecture, layout and appropriate and effective landscaping. Developments should also be sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 10.2. London Plan (2016) Policy 7.4 and Policy 7.6 look to ensure that development takes into consideration the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.
- 10.3. Policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Core Strategy) (2014) requires new development to be of a high quality, which should positively contribute to the improvement of both the built and natural environment.
- 10.4. It is accepted that modular buildings are not intended to be permanent building solutions and as such their design and appearance is of a standardised form. In respect to the massing and scale of the scheme the single storey modular block would be a subordinate structure in relation to the main building. Due to the developments siting to the rear of the school and to the north of the mature line of trees, which provides natural screening, it would not have any negative impact on the street scene or the character of the wider area. The proposed design, massing, scale and siting would therefore be acceptable.
- 10.5. With respect to materiality the proposed materials are considered to be sympathetic to the main building and would therefore be acceptable. The proposed development is therefore considered to comply with the above outlined policies.

11. **Impact on Neighbouring amenity**

- 11.1. Policy DH(b) of the Core Strategy requires new development, including extensions and renovations, to demonstrate that there would be no significant loss of amenity to adjacent or nearby properties, by reducing the amount of daylight, sunlight, privacy or outlook they enjoy, or by creating an unneighbourly sense of enclosure. This is supported by Policy 7.6 of the London Plan (2016). The proposal would also involve the intensification of the existing use and as such consideration is given to Policy E(a) of the Core Strategy, which seeks to ensure that developments have no adverse impact in terms of noise and disturbance.

- 11.2. The proposed development would be sited to the rear of the school and to the north of the mature line of trees which provides natural screening. The building would therefore be sited well away from any adjoining buildings, with the Mecca Bingo building being the closest. It is considered that due to its siting and subordinate scale, the development would not have any adverse impact in terms of loss of daylight and sunlight, loss of outlook, loss of privacy or an increased sense of enclosure to adjoining properties.
- 11.3. Whilst the proposal would see an increase in the number of pupils on site, the site is already in use as a school and it is considered that the additional pupils would not result in an unacceptable increase in noise and disturbance. In coming to this view Officers are mindful of the school's location and that the majority of residential properties are a considerable distance away from the school boundary.
- 11.4. The proposal would therefore be acceptable in respect of its impact on the residential amenity of neighbouring occupiers and complies with adopted planning policy.

12. **Car and Cycle Parking**

- 12.1. Policy 6.13 of the London Plan sets out the maximum parking standards for various forms of development. Core Strategy policy IM(c) states that developments with a high public transport accessibility level (PTAL) and within a controlled parking zone (CPZ) should be car free. Eltham Hill School has a high PTAL rating of 5 due to its access to public transport in the form of local bus services. Directly opposite the school on Eltham Hill the designated on-street parking spaces are within the Eltham Town Centre CPZ.
- 12.2. The proposal would result in the loss of 4 x car parking spaces which are currently used for overflow staff car parking. It has been confirmed that the parking spaces that are lost within the site can be re-provided within the site through more efficient marking of the spaces which will ensure that there is no overall loss of staff and visitor car parking on site. This is supported, and a condition has been attached in respect of re-providing the spaces within the school site.
- 12.3. With regards to cycle parking, Table 6.3 of London Plan policy 6.9 states that for education facilities a minimum of 1 space per 8 staff and 1 space per 8 students should be provided for long stay purposes and that 1 space per 100 students should be provided for short stay purposes. In respect of the current development this would equate to 22 additional cycle spaces to be provided, which will be secured via a planning condition.

13. **Ecology**

- 13.1. Core Strategy policy OS(f) requires development to take account of ecological factors. The development would not affect any protected species and the mature tree belt to the south of the site, fall outside of the redline boundary and would not be affected as a result of this application.
- 13.2. The proposed modular block will be placed on a small area of land currently used informally by the School for food growing. These are temporary and removable and will be relocated elsewhere within the external areas of the site to facilitate the modular block.

14. **Community Infrastructure Levy (CIL)**

- 14.1. The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1st April, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will contribute towards the funding of Crossrail. The Mayor has arranged boroughs into three charging bands. The rate for Greenwich is £35 per square metre.
- 14.2. The current application would not be subject to this requirement.

15. **RBG CIL**

- 15.1. The Royal Borough adopted its Local Community Infrastructure Levy (CIL) charging schedule, infrastructure (Regulation 123) list, instalments policy and exceptional circumstances relief policy on the 25th March 2015 and came into effect in Royal Greenwich on the 6th April 2015.
- 15.2. The current application would not be subject to this requirement.

16. **Conclusion**

- 16.1. The development would be acceptable in principle and would comply with national and regional policy. For the reasons outlined within this report the proposed development would be acceptable.
- 16.2. Accordingly, it is recommended that permission be granted for application reference 20/0362/F in line with Section I of this report.

17. **Background Papers:**

- National Planning Policy Framework (2019)
- The London Plan (2016)
- Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

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