

Item no. 5	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 7/12/2004
From Interim Development & Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-CO-0090) Enlargement and resurfacing of existing staff car park and erection of two metal fences between school building and existing boundary fence		Address Kingsdale School, Alleyn Park SE21 Ward College	

1. PURPOSE

- 1.1 To consider the above application.

2. RECOMMENDATION

- 2.1 Grant conditional planning permission.

3. BACKGROUND

- 3.1 Kingsdale School is on the east side of Alleyn Park, and the particular area of the site which is subject of this application is an existing tarmac car park to the front of the staff entrance to the main block of the school. It is not listed nor does it fall within a conservation area.

Planning permission is sought for the improvement of the car park by resurfacing it with tarmac and formalising the parking arrangements by creating defined parking spaces and the erection of new fencing.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are whether the proposal is acceptable in highways, amenity and design terms.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3: Aesthetic Control - *complies* - the works will not harm the appearance of the local area.

Policy E.3.1: Protection of Amenity - *complies* - there are no works that will harm the amenity of nearby residents

Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls - *complies* - the parking arrangements satisfy the relevant councils controls.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy 3.2: Protection of Amenity - *complies* - due to the nature of the works the amenity of neighbouring residents will not be harmed.

Policy 3.11: Quality in Design - *complies* - it will not harm the appearance and character of the local area.

Policy 5.6: Car Parking - *complies* - complies to the relevant standards and guidelines.

4.3 Consultations

Site Notice: posted 22.10.2004
expired 12.11.2004

Press Notice: n/a

Consultees: sent 19.10.2004
expired 9.11.2004

21 Alleyn Park SE21 8AU
23, 25, 27, 29, 31, 31a Alleyn Park SE21 8AT

Replies from:

Owner/occupier 27 Alleyn Park - objection on the grounds of increase the amount of hardstanding is unacceptable in visual amenity terms, increasing the fencing will create more to be climbed on, loss of trees and there is ample room for on street car parking in area which reduces speeding along the road.
Highways - no objection

5 PLANNING CONSIDERATIONS

- 5.1 Planning permission is sought for the resurfacing of the existing car park for the provision of 11 car parking spaces (including one disabled space) and a deliveries bay which will be accessed from a widened existing access and cross over. There will be an increase in the area of the hardstanding and it will be designed around ensuring the existing mature trees can be retained. At present there is space for approximately 12 cars but this is not defined and the parking is cramped. This will improve the existing facilities and regulate where the cars are parked making it more suitable and safer in general. Highways do not have any objection to the reconfiguration of the parking or the widening of the existing access and crossover subject to an informative being added informing them of the need to apply for a highways licence to undertake these works.
- 5.2 The new fences will be 1.7 metres in height and they will run around the perimeter of the new car park clearly defining and securing the car park, they are considered acceptable in design and highways terms (subject to a condition stating that no fencing or landscaping it to exceed 0.9m within the sightlines).
- 5.3 It is considered that this proposal will not harm the amenity of nearby residents given the nature of the proposed works.
- 5.4 It is not considered that the existing mature tree to the west of the site will be harmed by the proposal given there are no excavation works proposed and the

parking bays are a distance away from the trees.

6. EQUAL OPPORTUNITY IMPLICATIONS

6.1 None

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 None.

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