



<b>Application Reference:</b>	<b>P1821.18</b>
<b>Location:</b>	<b>107 Front Lane, Upminster</b>
<b>Ward:</b>	<b>Cranham</b>
<b>Description:</b>	<b>Single storey rear extension to facilitate the creation of a new pre-school classroom and an increase in the number of children.</b>
<b>Case Officer:</b>	<b>Benjamin Coffie</b>
<b>Reason for Report to Committee:</b>	<b>A Councillor call-in has been received which accords with the Committee Consideration Criteria.</b>

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## **1 BACKGROUND**

- 1.1 This application has been brought forward to improve Special Educational Facilities for Storybook Day Nursery. This would involve the construction of a single storey rear extension to provide a new pre-school classroom.
- 1.2 The application was called in by Councillor Ford on the basis of reasons stipulated in section 6.3 of this document.

## **2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposed development would make provision for a new pre-school classroom without giving rise to any material harm to the residential amenity enjoyed by neighbouring properties, nor give rise to any adverse impact upon street-scene/local character or inadequate provision of off-street parking to serve the building and its mixed use. Accordingly officers do not consider there to be sufficient grounds to substantiate a refusal.

## **3 RECOMMENDATION**

- 3.1 That the Committee resolve to GRANT planning permission.

- 3.2 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

1. Time Limit 3 years - Development must be commenced no later than three years from the date of this permission.
2. Accordance with plans - The development must not deviate from the approved plans.
3. Materials - Details/samples of all materials to be used in the external construction of the building.
4. The number of children accommodated within the premises hereby approved shall not exceed 46, and the number of children within the play area to the rear of the property hereby approved shall not exceed 22 at any one time without the prior consent in writing of the Local Planning Authority.

**Informatives**

1. Approval no negotiation

**4 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 4.1 This application seeks permission for a proposed single storey rear extension to an existing childcare centre. The extension will facilitate the creation of a new pre-school classroom and enable an increase in the number of children by six.

**Site and Surroundings**

- 4.2 The application site comprises of a detached building located on a site of some 865m<sup>2</sup>. The building has historically been used for C3 (residential) and B1c (Light Industrial) and with the benefit of planning permission has undergone a change of use to D1 (Day Nursery). Access to the site is from Front Lane with a large expanse of hard standing on the forecourt with parking for at least four vehicles at present. There is additional parking which serves the parade a short walk from the application site and there is a large public car park adjacent to the southern boundary of the site (at the rear of Cranham Social Hall).
- 4.3 The surrounding area predominantly residential in character however the presence of a local shopping parade to the south of the site coupled with a number of commercial buildings create a varied in use and building form within the immediate surroundings. Upminster town centre is approximately 13km to the south west of the site. To the north of the application site, the

area is typified by large two storey dwelling houses primarily in residential use.

- 4.4 There are no parking restrictions on Front Lane with the exception of road markings which identify no stopping areas. The nearest public transport catchment is 1.6km.

### **Planning History**

- 4.5 The following planning decisions are relevant to the application:
- P1329.90 Enlargement of existing vehicular crossover - Approved with conditions
  - P0100.15 Change of Use from C3 (residential) and B1c (Light Industrial) to C3 and D1 (Day Nursery) - Approved with conditions
  - Q0145.15 Discharge of Conditions 2, 4, 5, 6, 8, 9, 13 and 14 of P0100.15 - Complete

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

- 5.2 The following Havering technical services were consulted:

- Highways – no objection
- Environmental Health (air quality / land contamination) – no objection
- Public Protection (Noise / Vibration) – no objection
- Social care and learning – responded but did not object
- Waste and recycling – no response

## **6 LOCAL REPRESENTATION**

- 6.1 A total of 26 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of one or more site notices displayed in the vicinity of the application site.

- 6.2 No representations were received from neighbours, or local groups in response to the consultation.

- 6.3 Councillor Ford made representations regarding the potential impacts of the development and considers that the final decision should be made by the Planning Committee. The concerns relate to:

- over intensification of development on the site;
- increased traffic flows at an already pressurised location;
- drop off and pick up pressures on a main route; and
- Increased noise impacts in a residential area.

## 7 MATERIAL PLANNING CONSIDERATIONS

7.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Impact of the extensions/additions on the street-scene and local character.
- Impact on amenity of surrounding residential properties and quality of living environment for future occupiers and;
- Implications for highways, pedestrian access and parking.

7.2 Principle of Development

- Consent was granted in 2015 for a change of use of the premise from C3 (residential) and B1c (Light Industrial) to C3 and D1 (Day Nursery) under application reference: P0100.15. A condition was attached to this consent which restricts the number of children accommodated within the premises to 40.
- The current application seeks planning permission for a single storey extension which would facilitate the accommodation of an additional 6 children within the premises.
- Policy CP8 and DC5 of the Core Strategy and Development Control Policies DPD accept the principle of providing community facilities where a need exists. Community facilities include, amongst others, health and medical centres. The provision of community facilities forms a vital component in improving quality of life and therefore in line with NPPF and the London Plan.
- Policy DC26 states planning permission will be granted for new community facilities where:
  - they are accessible by a range of transport modes
  - do not have a significant adverse impact on residential character or amenity
  - can accommodate on street parking without detriment to pedestrian and highway safety
  - are provided in buildings which, are practicable, multi-use, flexible and adaptable.

- Accordingly it is acknowledged that the adopted policies are in support of the new and improved community facilities. Subject to meeting the above criteria the expansion of the number of children permitted is in accordance with the Council's policies.

### 7.3 Impact of the extensions/additions on the street-scene, local character and neighbouring amenity.

- As noted in the site and surrounding section of this report, the surrounding area is varied in use comprising of mainly residential and commercial as well as varied building form.
- It is acknowledged that the propose location of the development would be at the rear of the site and is considered favourable with regard to its appearance within the street-scene.
- Officers recognise that a vehicular access to a public car park divides the site from a commercial establishment to the south of the site, therefore the extension would be partly visible from public a vantage point, however this would not represent an especially obtrusive feature or a dominant addition within the street-scene given the scale of the site and the built form of the immediate vicinity would allow the proposed extension to be proportionate to the site and the general area.
- As such the extension to the application property is not considered to be harmful to the street-scene/local character.

### 7.4 Impact on amenity of surrounding residential properties and quality of living environment for future occupiers

- The site shares its common boundary with no.109 Front Lane and the amenity of the occupiers of this property are more likely to be impacted upon. However by reason of the proposed siting of the rear extension approximately 9m from the boundary, no amenity impacts are anticipated against this neighbouring site.
- With regard to impact from noise, It is acknowledged that the south of the application site is a community hall and it is recognised that the activities arising from the use of the premises could generate some level of noise, however it is considered that an additional number of 6 children would not generate a significant amount of noise/disturbances above what is currently experienced.
- Furthermore there would be no change in the operating hours of business which are from 7am to 7pm and the restrictions imposed on the use of the outside play area will be maintained. Accordingly conditions hereby

attached in the previous consent covering noise mitigation measures which are currently employed are to be maintained.

- On balance, the proposed development would not result in unacceptable harm against the amenities of neighbouring properties and would provide acceptable living conditions for future occupants. The proposal is therefore in accordance with Policy DC61 and the guidance contained within the Framework.

#### 7.5 Highway/Parking

- The site has a PTAL rating of 1b (poor).
- A total of six spaces are currently provided on the forecourt of the nursery and there is no proposed increase in the provision of parking spaces. Officers also take note that the proposal would not introduce any drop off facilities apart from the existing emergency drop off/pick up bay in the event of a child's illness or injury. However, Officers consider this would be acceptable given the large car park that serves Cranham social Hall and no increase in Staff.
- On that basis, it is not considered that there are sufficient grounds to substantiate a refusal on the basis of vehicle parking.

#### **Financial and Other Mitigation**

7.6 The proposal is below the threshold for Mayoral Community Infrastructure Levy (CIL) contributions and it is not considered necessary to request Section 106 contributions.

#### **Other Planning Issues**

7.7 No further matters are considered applicable.

#### **Conclusions**

7.8 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.