DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS

WB/ 09/0072/FULL

Kids At Worthing Nursery
Worthing Sixth Form College
Bolsover Road
Worthing

DESCRIPTION OF DEVELOPMENT

Installation of an area of decking adjoining the building in the nursery garden. It sits on the east side of the building within the play area and below an existing canopy and , some 200mm above ground level.

DATE OF SITE VISIT: 1.6.09

NEIGHBOURS CHECKED : Y / ~~N~~

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

SITE AND SURROUNDINGS:

The nursery sits in the grounds of the sixth form college ,just to the south of the main cluster of buildings/campus and to the east of tennis courts and to the north and west of open paying fields. Beyond the playing fields to the south is the railway line and leisure centre.

Access to the nursery is shared with the college off Bolsover Rd. Two dedicated car parking spaces are provided to the west of the nursery and general car and cycle parking facilities are shared with the college.

The nursery is a purpose built single storey light weight building of a temporary character, resembling protakabins.

It was approved in 2000 (WB/00/00128/FULL) and serves as a nursery for 50 children (maximum of 32 of 2 or older) for the general public and also as an after /before school club and broadened to allow other community uses in 2001. Temporary Permission for the nursery was recently extended to 2014. Other conditions imposed restricted hours of operation to 7.30am to 7pm and required landscaping and provision of a play area and were recycled in the recent planning permission. The play area has been provided to the east of the nursery and is bounded by a 1.8 metres tall close boarded fence.

The redevelopment of the college and development of 124 dwellings was approved in 2008 and Reserved Matters approved in June.

RELEVANT PLANNING HISTORY:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
00/00128/FULL	Erection of buildings to provide Day Nursery for 50 children, Before/After school club and additional classrooms	GRANT CONDITIONAL CONSENT	27-03-2000		
00/00534/FULL	Erection of buildings to provide Day Nursery for 50 children, Before/After school club and additional classrooms - revised proposals showing amendments to siting and design of one classroom unit -revisions to WB/00/00128/FULL dated 27/03/00	GRANT CONDITIONAL CONSENT	10-07-2000		
01/00018/FULL	Additional use of before/after school club buildings for parent/toddler groups; adult training/workshop/meetings; advice groups and parenting classes including alterations and the construction of a shed, a window on the east wall and an additional outside play area; uses to operate variably between 7am and 9.30pm Monday to Saturday inclusive.	GRANT CONDITIONAL CONSENT	20-02-2001		
07/1229/OUT	Outline application for redevelopment of the site to provide a new college, associated nursery and sports facilities, 124 residential units, car parking, associated access and landscaping, including demolition of existing buildings and enabling works.	GRANT CONDITIONAL CONSENT	15-09-2008		
08/1211/ARM	Application for part Approval of Reserved Matters pursuant to Outline Planning Permission WB/07/1229/OUT for the redevelopment of the site to provide a new college building, ancillary service out building, associated nursery and sports facilities, car parking, associated access and landscaping, including demolition of existing buildings and enabling works.				

RELEVANT PLANNING POLICIES:
(Refer to national, structure and local plan policies where relevant)

Saved Worthing Local Plan Polices BE1, H18, TR9,
Planning Policy Statement 1: Delivering Sustainable Development
PPG13: Transport
South East Plan policy BE1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The Executive Head of Health and Community Safety : No objections

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT: (Include any impact on Crime & Disorder and Issues identified above)

The principal issue raised by this proposal are

- Need
- Impact on the amenity of neighbours and visual amenity
- Access & parking impacts
- Impact on redevelopment potential of the site

Need

The decking provides a hard surface outdoor all weather play area of benefit to the nursery.

Impact on the amenity of neighbours and visual amenity

The nursery is remote for any domestic uses and no objections have been received.

The decking is likewise screened from the street and its design is satisfactory

Access & parking impacts

The nursery is close to rail station and buses and large residential and employment catchment area as well as local shops and the college itself and no increas in child numbers would arise.

Impact on redevelopment potential of the site

Proposals are being advanced for the redevelopment and this minor improvement would not prejudice this.

RECOMMENDATION:

Grant temporary permission to 31.3.14 to align with planning permission for nursery itself.

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

BE1, H18 TR9,

National Policy

Planning Policy Statement1: Delivering Sustainable Development
PPG13:Transport

South East Plan Policy BE1

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION?
Y / ~~N~~

DELEGAT[redacted]

Case Offic[redacted]
sign.....Date...25.6.09.....

Authorising Offic[redacted]
sign.....Date...29.6.09.....