RECOMMENDATION SHEET

Ward: CEN

APPLICATION NO: WB/10/0751/FULL

LOCATION : Little Rascals Day Nursery 45 Chesswood Road Worthing

PROPOSAL : Single storey rear extension and to increase the number of children from 40 to 45.

OFFICER : Ms J Morin TEL: (01903) 221350

APPLICANT:

Mrs S Ashworth
Little Rascals Day Nursery
45 Chesswood Road
Worthing
West Sussex
BN11 2AA

AGENT:

Mr John Wright
12 Seamill Park Crescent
Worthing
West Sussex
BN11 2PN

Agent's Tel No:

DATE REGISTERED: 25th August 2010

DATE ADVERTISED: 30th September 2010 DATE ADVERT EXPIRES: 21st October 2010

EXPIRY DATE: 20th October 2010

NEIGHBOUR NOTIFICATIONS

Init. Letter :
Extra Cons :
Expiry Date : 01.10.10

STATUTORY SITE NOTICE

Date Posted :
Expiry Date :

SITE NOTICE

Date Posted :
Expiry Date :

EARLIEST DATE DECISION POSSIBLE :
TARGET DATE: COMM/DEL DATE:

INITIAL ASSESSMENT :

In uniform

RECOMMENDATION :- **CONSENT/REFUSE/APPROVE**

SUBJECT TO/ON THE GROUNDS THAT :- (Continued overleaf)

See report

DELEGATED DECISION CONFIRMED BY DCM BY : 22.10.10

DECISION NOTICE CHECKED BY OFFICER

DATE DESPATCHED BY : 22.10.10

DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: Little Rascals Day Nursery, 45 Chesswood Road WB/10/0751/FULL

DATE OF SITE VISIT: 4 October 2010

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

PROPOSAL, SITE AND SURROUNDINGS:

The application comprises a large detached dwelling house located on the north side of Chesswood Road, opposite the junction with Homefield Road. It has been in use as a children's day nursery since 2003 (03/0480 refers), initially just the ground-floor, but temporary consent was granted for the use of the whole property as a day nursery (up to 35 children) in 2005 (05/0717 refers). Permanent permission to allow the use of the first-floor as a day nursery was permitted in February 2007 (06/1376 refers).

The site adjoins a residential home to the east and a single dwelling house to the west. The rear garden backs onto the grounds of Chesswood Middle School.

Permission is sought for a single-storey side/rear extension to provide enlarged facilities on the ground floor, together with an increase in the number of children from 40 to 45.

The application is accompanied by a Design and Access Statement an extract of which states:-

"....Before children are registered at the Nursery their parents are required to sign up to an adopted parking procedure and policy. This states that the driveway may only be used for drop off and for collection and if parents wish to have discussions with staff or for any reason wish to stay for a longer period, they are required to park on the adjoining roads where many spaces are available.

Some of the roadside parking bays in the area permit free parking for up to 2 hours. The restricted parking spaces in the area preclude use of certain bays between 10am and 11am and between 2pm and 3pm. It is noteworthy that these times do not clash with the Nursery's session drop-off and collection times of 8am to 1pm and 1pm to 6pm. Also, there is no clash with local school drop-off and collection times.

An analysis of the home addresses of the children attending |Nursery confirms that 92% of them live within walking distance of the premises. Not all the parents are car-borne. Some use public transport or cycle.

It is considered unlikely that the proposed increase in the number of children accommodated in the Nursery will be detrimental to existing highway conditions. The necessary staff members are already in place to meet the increase and no additional on-site parking will occur. There is also the possibility that the increase child spaces will be taken up by siblings of existing children at the Nursery……"

RELEVANT PLANNING HISTORY:

Planning permission was granted in 2008 for an extension to provide improved toilet facilities, a new front entrance porch, and for an increase in the number of children attending the nursery from 30 to 35 (WB/08/0846/FULL). That permission has been implemented.

RELEVANT SAVED PLANNING POLICIES:

Worthing Local Plan 2003 – SC8, BE1, TR9, H18

Submission Core Strategy: - Strategic Objective 5, policy 11

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

West Sussex County Council Childcare Development Officer: No comments received.

Highway Authority: No objection.

Environmental Health Manager: No objection. It has been confirmed that there have been no noise complaints relating to the operation of the day nursery dating from 2003.

Council's Arboricultural Officer: There appears to be a pair of good Leylandii in the neighbouring house and they are significant in views between the properties. With regard to the proposed extension, given the old age and good condition of the flint boundary wall it is likely that there is little or no root ingress beneath which would affect the new foundation design. However, I would advise that it is re-inspected by an arboriculturalist when exploratory excavations have been made to assess the extent and impact of foundations on any roots.

No third party representations have been received.

PLANNING ASSESSMENT:

The principle of development

Saved policy SC8 states that day nurseries will normally be permitted subject to their being no loss of amenity for nearby residents, no adverse effect on the character and/or appearance of the area, there being adequate provision of useable outdoor amenity play space (6 sqm per child aged 2-5 yrs) and that proposals comply with policy H10.

The site is located within the Central ward which is identified in SCS Strategic Objective 5 as one of the most deprived wards. The nursery is close to Worthing hospital which is a large lemployer and is due to undergo expansion with enhanced facilities as a result of its more strategic role across Western Sussex. The enlarged nursery and additional child places would provide improved community infrastructure, and would support the social and economic regeneration of this ward as well as improved access to job opportunities.

The proposal does not involve any loss of residential accommodation. The property benefits from a generous rear garden measuring 290 square metres in area (excluding the footprint of the proposed extension). Part of this area is taken up by a summer house and a separate shed located at the far end of the garden, but nevertheless exceeds the minimum requirement of 270 sqm (even if all the registered children were aged 2+).

<u>The effect on the appearance of the recipient building and on the surrounding townscape</u>

The proposed extension is 3.9m wide and 6.3m deep attached to the rear of the existing single-storey side extension on the east side, replacing part of the existing conservatory and a timber-framed pergola structure (not shown on the submitted drawing). It would have a flat roof with crenulated parapet to match the existing extension some 3.2m high. The eastern flank of the extension would align with the existing extension and would demarcate the boundary on this side, replacing a section of the existing flint wall. The new extension would be linked internally via the conservatory. A window and French doors in the west elevation would face onto the garden area.

The scale of the extension is relatively modest and replaces an existing structure. Although crenulated edging to the parapet is rather unusual-looking it is visually in-keeping with the existing building. Only glimpsed views of the flank wall would be visible in public views from Chesswood Road, through the gap between the frontage buildings. The loss of the section of historic flint wall is disappointing, but has no formal status.

There are two large leylandii trees within the curtilage of Chesswood Lodge, close to, and overhanging the boundary wall in the vicinity of the proposed extension. The Council's arboricultural officer has visited the site and although the trees are visible from Chesswood Road and have some amenity value, bearing in mind their proximity to the wall, it is considered they are not worthy of a Preservation Order. Nevertheless, the construction of the extension will necessitate some cutting back of the trees which the applicant should discuss with the owner of Chesswood Lodge. Other than this, it is recommend that details of the construction of the foundations of the extension, designed to minimise impact on any tree roots, are submitted to and approved in writing following exploratory excavations.

<u>The impact on the living conditions of adjoining residential occupiers</u>

The adjoining property to the east comprises large detached villa used as a rest home, Chesswood Lodge. Ground and first-floor windows serving residential rooms in the rear outrigger of that building would face onto the

extension at a distance of approximately 7 metres. The proposed extension would be some 1.3m higher than the existing flint wall but would not be overbearing or intrude excessively in views from the windows either in the side or rear of Chesswood Lodge. The amenity area to the side and rear of Chesswood Lodge is already heavily shaded by the above-mentioned conifer trees in the garden and it is not considered the additional bulk of the proposed would significantly worsen the extent of overshadowing.
In terms of the proposed increased number of children, the generous spacing of this detached property is such that it is not considered that an increase in 5 children, to 45 in total, would adversely affect the amenities of the occupiers of the nearest properties comprising Chesswood Lodge to the east, and 41 Chesswood Road to the west, a single dwelling house.

Access and Parking
The site is located within the controlled parking zone and in the vicinity of Worthing Hospital where there is little capacity for additional on-street parking. The nursery benefits from a large forecourt (15m wide and 11m deep) which is used by parents for drop-off and collection. Parents wishing to stay for longer periods are discouraged from parking on the forecourt and are required to park on-street. Although the hours of restricted parking within the CPZ do not coincide with drop-off and collection times, the morning drop-off does coincide with peak demand for on-street parking by Hospital employees, with the consequence that very little on-street parking is available in the vicinity of the site at this time. However, it is of note that 92% of children currently attending the nursery live within walking distance.

The applicant states that no additional staff will be employed as a result of the proposed increase in numbers.

Notwithstanding the heavy on-street parking in the vicinity of the site, no objection has been received from the Highway Authority on highway safety grounds.

RECOMMENDATION: APPROVE subject to:-

1. Standard time limit
2. Approved drawings
3. Materials to match
4. Agree design of foundations
5. Number of children at the day nursery not to exceed 45
6. Hours of opening limited to between 8 am to 6 pm (Mon-Fri)

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 on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

REASON FOR APPROVAL

The enlarged nursery and additional child places would provide improved community infrastructure, and would support the social and economic regeneration of this ward as well as improved access to job opportunities. Subject to the recommended safeguards, it is considered the proposed development can take place without detracting from the environment of the surrounding urban area and without detriment to the amenities of nearby residential occupiers. The proposed development would not unacceptably impact on highway safety. It therefore does not conflict with saved Worthing Local Plan policies RES7, SC8, BE1, H18 or Submission Core Strategy Strategic Objective 5 and policy 11.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer Sign.....Date 21·10·10

Authorising Officer Sign.....Date 21.10.10