Expiry: 31/10

Development Control – Delegated Officer Report

Application Number: AWDM/1034/23 Recommendation: Grant

Site: 21 St Botolph's Road, Worthing

Proposal: **Proposed single-storey classroom extension to rear (West) elevation.**

Date of site visit: 4/10

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The property comprises a large detached Edwardian property on the corner of St Botolphs Road and Rugby Road.

The property has a part flint part close bordered fence to the boundary and mature trees enclose the site to the east and south. The property has a large frontage with hardstanding and landscaping.

St Botolphs Road comprises a primarily residential area of older and modern flats.

No 21. is used as a children's day nursery for babies, toddlers and pre-school age children. The operating hours are 8am to 6pm Monday to Friday. The current permission has a maximum capacity of 90 children with a management plan for maximum number of children in the garden at any given time. There is a Travel Plan and garden use plan also attached to the previous permission (AWDM/0185/19 refers).

To the north side is a Victorian property which has been converted into flats with a communal area to the rear. No. 2 Rugby Road, to the west, is converted into 2 flats.

The site is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Permission is sought to extend to the rear at single storey level to create a garden room. The extension occupies the north west corner of the garden. It has been revised since first submitted and is now shown to be 1 metre off both the northern and western boundaries. Its maximum dimensions are 11.8 metres deep, 'L' shaped footprint with a maximum width of 9.3 metres and a height of 2.7 metres. The existing 2.4 metre

high acoustic boundary fencing is shown on the elevations. Windows face into the site only either south or east.

No additional nursery spaces are proposed. The supporting statement refers to the maximum number of children in the garden at any given time, as per the agreed management plan in the previous application.

Relevant Planning History:

AWDM/0185/19 - Application to vary condition 4 of previously approved WB/08/0277/FULL to increase child capacity of day nursery from 65 to 90 children. Granted.

08/0277/FULL- Proposed two storey side extension to existing nursery school.- Granted.

06/1391/FULL- Erection of two storey side extension to accommodate a further 17 children and modification of condition 1 of Planning Permission WB/96/0539 to increase number of children from 50 to 67 in total in existing day nursery. Refused

06/0328 - Erection of a single storey extension to north and west elevations with the provision of 2 no. additional car parking spaces. – Granted

96/0539 - Application to continue to accommodate 50 children. Granted

95/0506 - Change of use of first floor residential to Day Nursery. Granted

95/0377 - Continued use of ground floor as a day nursery. Granted.

93/0302 - Provision of a conservatory to south. Granted

90/0702 - Change of use of the ground floor from a Guest House to Day Nursery – 1st floor for owner's accommodation. Granted.

Consultations:

Education Department: No response.

Environmental Health: No objection

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Highways:

This application is for the erection of a single-storey classroom extension. The site is located on St Botolphs Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0185/19, raising no objections. The Local Planning Authority (LPA) permitted the application.

For the current application, the applicant proposes to erect a garden room, providing enlarged classroom space. The applicant has confirmed that the proposed works will not facilitate an increase in child numbers and as such, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM8, DM15, DM22
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to extensions and alterations to commercial nursery buildings within the built-up area. In the absence of any increase in the number of nursery places considerations in this case are limited to the effects on the visual and residential amenities of the locality.

Adequacy of external play area is no longer a planning consideration and is a matter for OFSTED to consider.

Visual Amenity

The extension is a flat roofed treated timber weatherboard construction with dark grey aluminium windows and doors. It contrasts with the rendered finish of the original building. However, the materials are considered appropriate to this rear garden setting and its intended use as a garden room. It will not be readily visible from the street nor from neighbouring properties.

Residential Amenity

The extension has been pulled off both the western and northern boundaries by 1 metre. At 2.7 metres in height it is only 300mm taller than the existing acoustic fence on these boundaries. The revised position will ensure no significant harm is caused to occupiers of the ground floor flat at No. 2.

On the north boundary the extension abuts the communal rear garden of 6 flats at Michaela Lodge, 23 St Botolph's Road. The flats themselves are set off this shared boundary by 3.3 metres. Again no significant loss of amenity is anticipated.

Nursery places are not proposed to change as a consequence of this addition so movements, activity and any noise and disturbance will not be any different to now. In fact the new structure my act as a noise barrier for abutting neighbours. The supporting statement confirms garden use will be as previously approved.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. No openings to north or west elevations of extension
5. 90 child spaces max
6. No more than 44 children in garden at any time
7. Hours of use - 8am to 6pm Monday to Friday
8. Compliance with garden management plan under ref AWDM/0185/19
9. Compliance with travel plan under ref AWDM/0185/19

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: MOK Date: 24.10.23

Authorised by: Jo Morin Date: 25.10.2023