

ITEM NO: 5Application No.
10/00643/FULWard:
CrowthorneDate Registered:
30 September
2010Target Decision Date:
25 November 2010

Site Address:

**The Little Red House Nursery 59 - 61 Dukes Ride
Crowthorne Berkshire RG45 6NS**

Proposal:

**Erection of part single storey, part two storey rear and side
extension, loft conversion, dormers and porch.**

Applicant:

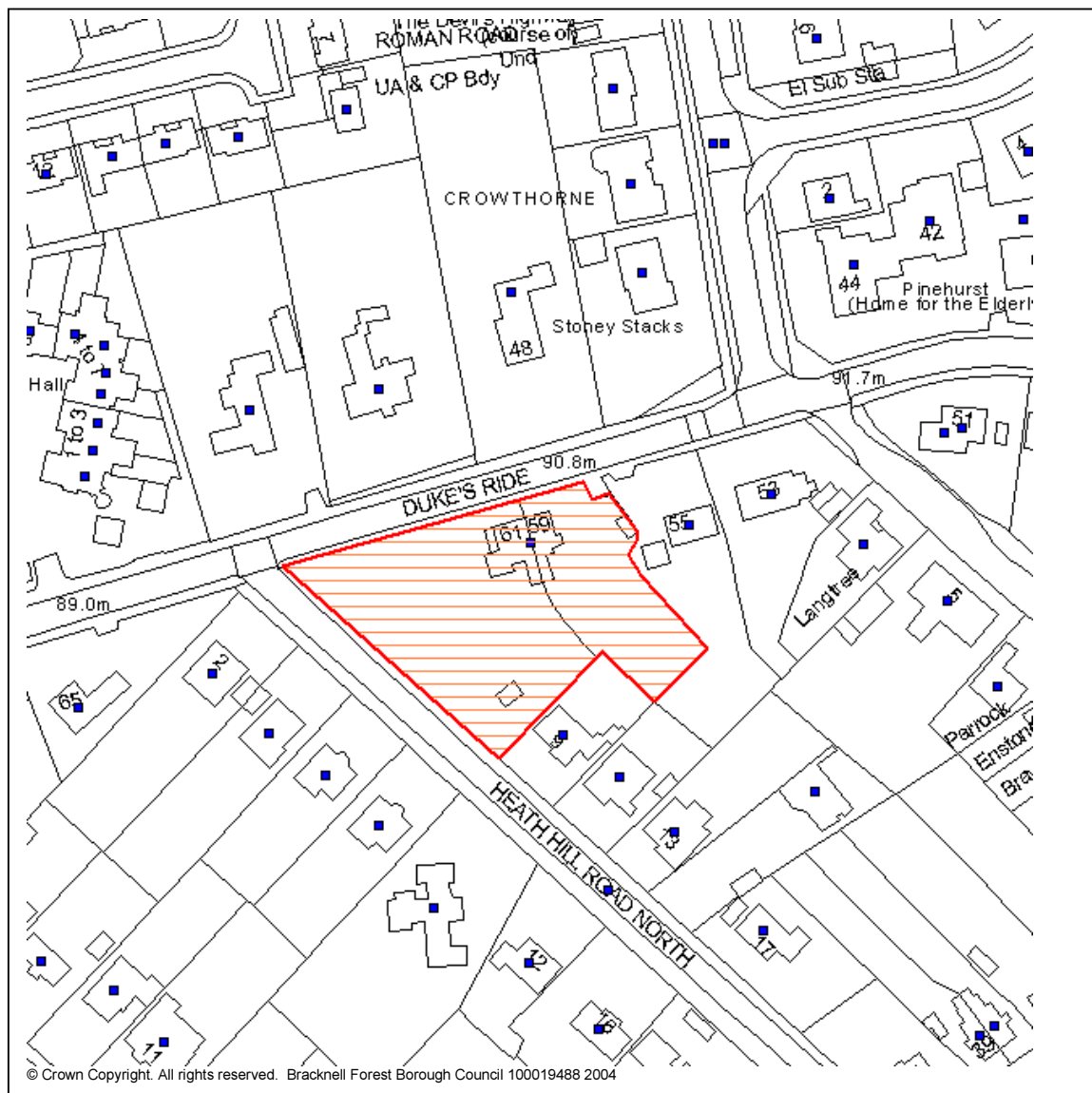
Select Enterprises

Agent:

C Nebechi

Case Officer:

Alison Ind, 01344 352000

environment@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

1 RELEVANT PLANNING HISTORY (If Any)

01/01227/FUL Validation Date: 17.12.2001
Change of use from residential to nursery use, to form an extension of the existing nursery at no.61 Dukes Ride.
Approved With A Legal Agreement

624255 Validation Date: 04.11.1998
Section 73 application to increase number of children attending nursery from 44 to 50 and to amend car parking layout without compliance with conditions 7 and 8 of planning permission 622705.
Approved

601176 Validation Date: 03.09.1975
Application for erection of 6 feet larch lap fence at front of property.
Approved

606802 Validation Date: 08.04.1982
Erection of one dwelling
Approved

608232 Validation Date: 12.10.1983
First floor side and rear extensions forming bedroom and bathroom.
Approved

EUC/024/76 Validation Date: 01.01.1976
Use of ground floor and garden for nursery school
Approved

622705 Validation Date: 02.06.1997
Single storey side and rear extension to nursery school to provide nursery school and day care nursery on ground floor and change of use of first floor from residential use to nursery use.
Approved

10/00608/FUL Validation Date: 08.09.2010
Erection of part single storey, part two storey rear and side extension, loft conversion, dormers and porch.

2 RELEVANT PLANNING POLICIES

Key to abbreviations

BFBCS	Core Strategy Development Plan Document
BFBLP	Bracknell Forest Borough Local Plan
RMLP	Replacement Minerals Local Plan
WLP	Waste Local Plan for Berkshire
SPG	Supplementary Planning Guidance
SPD	Supplementary Planning Document
PPG (No.)	Planning Policy Guidance (Published by DCLG)
PPS (No.)	Planning Policy Statement (Published by DCLG)
MPG	Minerals Planning Guidance
DCLG	Department for Communities and Local Government
SEP	South East Plan

<u>Plan</u>	<u>Policy</u>	<u>Description</u> (May be abbreviated)
BFBLP	EN20	Design Considerations In New Development
BFBLP	EN22	Designing For Accessibility
BFBLP	M9	Vehicle And Cycle Parking
BFBCS	CC7	Infrastructure and Implementation
BFBCS	CS23	Transport
SEP	T4	Parking
SEP	CC6	Sustainable Communities & Character of Environment

3 CONSULTATIONS

(Comments may be abbreviated)

Crowthorne Parish Council

Recommend approval

Landscape Officer

Amended plans have been received but these details do not provide sufficient information. Therefore a condition requiring further details of hard and soft landscaping is recommended.

Transportation Officer

It appears that the alterations to the building are minor, as long as the number of children is maintained at the same level as the previous condition on the last permission.

In respect of the main car park the plans indicate that the spaces will be set out in accordance with the last permission which is acceptable but advise that in any permission condition is attached to ensure that parking should be in accordance with the previous plan of the last permission which shows that parking layout. If any of the proposals on the current plans conflict with the previous parking layout then they should be altered now, this could include the gates access and the detached garden area at the rear of the site.

Tree Officer

During the course of the application, consent has been given to remove some of the trees. It is recommended that conditions any planning permission be conditional to the submission of a landscaping scheme and it's subsequent implementation.

4 REPRESENTATIONS

Written objections have been received from occupiers of 3 properties in Heath Hill Road. One of the objections enclosed a petition bearing 20 signatures. The main concerns raised were:

- the impact on the surface of the private road. *[Officer comment: Heath Hill Road is a private road; the proposal does not include works to the private road; the objection is not a planning issue.]*
- the loss of established landscaping which created a natural screening of the nursery building. *[Officer comment: The Landscaping Officer has advised that a landscaping scheme should be submitted for approval via planning condition].*

5 OFFICER REPORT

Summary Of Key Aspects Of The Proposal (If Any)

SUMMARY OF KEY ASPECTS OF PROPOSAL

Proposed floor area (non-residential): 90 sq.m
Proposed number of parking spaces: 25 spaces
Proposed number of residential units: 0

This application is reported to the Planning Committee as more than 3 objections, including a petition bearing 20 signatures, have been received

i) PROPOSAL

The proposal is to raise the ridge height of the roof of part of the existing building by 2.2m and to create various small extensions to the premises, totalling 90sq.m. new floor area to the day nursery. A first floor balcony is proposed which faces into the site. No additional children are proposed as a result of the extensions.

ii) SITE AND RELEVANT PLANNING HISTORY

The site is on the south side of Dukes Ride at the junction with Heath Hill Road North. The plot is angular in shape and has two road frontages. Heath Hill Road is a private road with mainly residential premises. The location is characterised by trees and hedges which create a suburban environment. The landscaping at the site has been cleared in many places to make way for a compound and for construction vehicles to enter and leave the site. Some of the trees on the site are covered by Tree Preservation Order 781A (dated 8 October 2010) .

A children's day nursery was at number 59 Dukes Ride was extended into number 61 Dukes Ride under approval 01/01227/FUL in 2001. The number of children allowed and the car parking layout were the subject of planning conditions.

iii) PLANNING CONSIDERATIONS

(1) Principle of the development

The site has an existing planning permission for use as a children's nursery. The proposal is merely to extend the nursery building. The principle of extending the existing building is acceptable subject to normal development management criteria, including, highway, residential amenity and environmental issues, and subject to there being no other, over-riding material planning issues.

(2) Transport issues

The amended plan LDP/253/C/08/B shows that vehicle parking space will be provided in accordance with the layout approved under 01/01227/FUL. Whilst this is generally

acceptable in respect of the number of spaces required, the precise location of the proposed access and gates has now varied. An up-to-date parking layout, based on the general principle of the previously approved plan, should therefore be submitted for approval. The number of children attending the nursery will remain as previously approved. The access gates should be kept open during the daytime for, in particular, parents to drop off and pick up children at various times of the day (the applicant may need to devise a scheme which allows for this whilst maintaining security at the site). Details of surfacing of the car park and also of the access (which is existing but should be surfaced with tarmac) should be submitted for approval. No changes in levels are proposed. Revised plans have been sought throughout the course of the planning application, hence the delay in dealing with the application. The revised details which have been received are sufficient to enable officers to support the application. Further details are still required but these can be dealt with by planning condition.

(3) Impact on character and appearance of the area

The property is set in a location which is characterised by trees and hedges and established landscaping. At the time of the site visit, some of the landscaping had been lost through works associated with the development which is now partly retrospective. The Landscaping Officer had requested landscaping details. These still have not been received. It is therefore recommended that a landscaping scheme should be submitted for approval to include details of planting and of boundary enclosures/fencing to ensure that appropriate landscaping is provided.

(4) Impact on trees

There are a number of trees within site, some of which are protected by a Tree Preservation Order. Since the planning application was submitted two applications under Tree Preservation Order legislation have been submitted. Permission has been granted for the removal of several trees subject to conditions requiring replacement planting of 10 trees in total. It is therefore recommended that any approval of the extension includes conditions in respect of the existing trees, proposed additional landscaping for the site and further details of hard landscaping..

(5) Effect on the amenity of neighbouring residential property

There is a gap in excess of 8m distance between the nursery building and the nearest residential dwelling (which shares a common boundary to the east of the site). There is an outbuilding in this gap. It is not considered that the extension will impact upon the residential amenities of the neighbouring dwelling at 55 Dukes Ride. A garden is annotated on the submitted layout drawing. It is recommended that, consistent with the previous approval 01/01227/FUL, a condition controlling the hours of use of the garden is applied to any approval.

(6) Access implications

The scheme will need to comply with Part "M" of the Building Regulations.

CONCLUSIONS

The extensions are acceptable in that they comply with the development plan and there are no over-riding material planning issues.

6 **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23.03.11
LDP/253/C/01/B EXISTING PLANS
LDP/253/C/02/B EXISTING ELEVATIONS
LDP/253/C/03/B EXISTING ROOF PLAN
LDP/253/C/04/B EXISTING SITE PLAN
LDP/253/C/06/B PROPOSED FLOOR PLANS
LDP/253/C/06/B PROPOSED FLOOR PLANS
LDP/253/C/07/B PROPOSED ELEVATIONS
LDP/253/C/08/B PROPOSED SITE PLAN
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. Within three months of this permission, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
04. The number of children at the nursery 59-61 Dukes Ride shall not exceed 82 pupils at any one time.
REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of the adjoining residents.
Policies: BFBLP EN20, M9, CSDPD CS7, CS23.
05. The hours of operation shall be restricted to 08.00 - 18.00 hours Monday to Friday and at no other times.
REASON: In the interests of the residential amenities of neighbouring properties.
06. The extension shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The plan shall include existing car park to the front of the site (off Dukes Ride) and the proposed car park to the rear of the site (off Heath Hill Road). The car park to the rear of the site (and shown on drawing LDP/253/C/08/B) shall include 25 vehicle parking spaces. The spaces in both car parks shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]

07. The vehicle access gates shall be kept open at all times during the approved operational hours of the nursery, for vehicles to enter and exit the site, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To enable parents to drop off and collect children without creating traffic congestion on Heath Hill Road.
[Plans and policies: BFBLP EN20, CSDPD CS7]
08. Within 2 months of this permission:
1) a scheme depicting hard surfacing (including boundary fencing and all areas to be paved or hard surfaced, such as the vehicle parking and turning areas and the paved area around the building) and soft landscaping, and
2) a three year post planting maintenance scheme
shall be submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
09. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
10. Within two months of this permission, the access shall be surfaced with a bonded material across the entire width of the access for a distance of 5m measured from the back edge of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
11. Within two months of this permission, details of a scheme of walls, fences and any other means of enclosure shall be submitted, for approval in writing by the Local Planning Authority. The approved scheme shall be implemented in full

before the occupation of any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies that have been taken into account in determining this planning application:

BFBLP Policies EN20, EN22, EN9

CSDPD Policies CS07, CS23

SEP Policies CC6,T4.

The following material considerations have been taken into account:

Bracknell Forest Borough Local Plan: Policies EN20, EN22, M9: It is considered that the proposed extensions will not cause material planning harm to the street scene or to the residential amenities of the neighbouring dwellings, it is considered that there is sufficient space within the scheme to accommodate access for disabled people, and it is considered that adequate space for vehicle parking can be achieved at the site.

Core Strategy Development Plan CS7, CS23 : It is considered that the proposed extensions will not cause material planning harm to the street scene or to the residential amenities of the neighbouring dwellings, and it is considered that there is adequate space for vehicle parking and turning to be provided at the site.

The South East Plan CC6 and T4: It is considered that the extension is well designed and is an appropriate form of development for this location and will provide adequate on site vehicle parking space.

The proposal is considered to comply with BFBLP Policies EN20, EN22 and M9, and Core Strategy Development Plan Policy CS7, CS23, South East Plan: T4,CC6.

The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. A landscaping scheme will be submitted to enhance the appearance of the development where trees have needed to be removed. The planning application is therefore approved.

Informative(s):

01. The proposal shows a proposed illuminated sign. No details of the sign have been submitted and it has therefore not been considered and it is not included in this approval. Furthermore, any illuminated sign will require Advertisement Consent and will be considered on its merits.
02. The replacement tree planting required as a result of the permission granted separately under TPO legislation, should be shown on the landscaping details required pursuant to condition 8.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk