

APPLICATION REPORT – 16/00527/FUL

Validation Date: 30 June 2016

Ward: Chorley North West

Type of Application: Full Planning

Proposal: Single storey extension and first floor extension to rear elevation of Nursery.

Location: Pipers Private Nursery 11 Southport Road Chorley PR7 1LB

Case Officer: Andrew Williams

Authorising Officer: CT

Applicant: Pipers Day Nursery

Agent: Jane Dickman

Consultation expiry: 21 July 2016

Decision due by: 12 October 2016

RECOMMENDATION

Permit Full Planning Permission on the Approval of 16/00533/FUL.

SITE DESCRIPTION

1. The application site consists a semi-detached three storey building located along Southport Road with three car parking spaces to the principal elevation and additional gated access to the rear from Shaftesbury Place.
2. The building is typically late Victorian/early Edwardian in appearance, being constructed in brick with pediment bay windows to the ground and first floors with front entrance under a stone archway and curved window above. The main pitched roof is lined with slates whilst the modern single storey rear extension is protected by grey concrete tiles.
3. The immediate area is characterised by similarly scaled buildings of corresponding design which occupy long narrow plots with access onto Shaftesbury Place to the southern boundary. The connecting building to the east (No.9) is understood to be in commercial use whilst No.13 to the west, adjacent to the application site, is in residential use. The properties located along Shaftesbury Place to the southern aspect are also in residential use.
4. Each building within the immediate vicinity of the application site has undergone extension and alteration to the rear elevation through the construction of various single storey and two storey extensions of different sizes under a mixture of flat, mono-pitched and gable ended roofscapes.
5. The application site is in use as a children's day nursery.

DESCRIPTION OF PROPOSED DEVELOPMENT

6. The proposal seeks the extension and alteration of the internal of internal layout of the building to facilitate an increase of child places available from 55 to 70 (16/00533/FUL).
7. The development involves a:
 - Single storey extension to the existing rear outrigger measuring approximately 4 meters in depth x 8.88 meters in width x a maximum height of 4.3 meters to the concrete tiled pitched roof;
 - Covered play area measuring 3.7 meters in depth x 5.1 meters in width x 2.4 meters in height; and a
 - First floor rear extension measuring 5.7 meters in depth x 5 meters in width under a gable ended pitched slate roof.
8. The applicant proposes to use matching materials to integrate the development with the existing built form.
9. Committee members are reminded that this application should be read in conjunction with 16/00533/FUL and not permitted unless the associated planning application is also minded for approval.

RELEVANT HISTORY OF THE SITE

- | | | | | | |
|---------------------|--|------------------|---------------|-----------------------|--------------------------|
| Ref: | 93/00403/FUL | Decision: | PERFPP | Decision Date: | 3 August 1993 |
| Description: | Single storey side extension to form additional classroom and toilet accommodation | | | | |
| Ref: | 92/00829/FUL | Decision: | PERFPP | Decision Date: | 7 December 1992 |
| Description: | Formation of vehicular access | | | | |
| Ref: | 92/00280/FUL | Decision: | REFFPP | Decision Date: | 19 May 1992 |
| Description: | Vehicular access | | | | |
| Ref: | 91/00110/TPO | Decision: | PERTRE | Decision Date: | 2 April 1991 |
| Description: | Pruning of horse chestnut tree covered by TPO No.6 (Chorley) 1984 | | | | |
| Ref: | 89/00070/FUL | Decision: | REFFPP | Decision Date: | 2 May 1989 |
| Description: | Vehicular access | | | | |
| Ref: | 89/00069/ADV | Decision: | PERFPP | Decision Date: | 28 March 1989 |
| Description: | Display of name board | | | | |
| Ref: | 87/00549/FUL | Decision: | PERFPP | Decision Date: | 8 September 1987 |
| Description: | Conversion of two ground floor reception rooms into pre-school nursery | | | | |
| Ref: | 86/00420/TPO | Decision: | REFTRE | Decision Date: | 23 September 1986 |
| Description: | Felling 2 horse chestnut tress covered by a tree preservation in garden of | | | | |
| Ref: | 85/00737/TPO | Decision: | REFFPP | Decision Date: | 19 December 1985 |
| Description: | Felling 2 horse chestnut trees | | | | |
| Ref: | 81/00032/FUL | Decision: | PERFPP | Decision Date: | 9 February 1981 |
| Description: | Conversion of coach house to granny flat | | | | |
| Ref: | 80/00859/FUL | Decision: | PERFPP | Decision Date: | 20 October 1980 |
| Description: | Change of use to Nursery and Support Unit for parents of mentally handicapped children (Use Class XV) | | | | |
| Ref: | 80/00711/FUL | Decision: | PERFPP | Decision Date: | 29 September 1980 |
| Description: | Conversion of former Coach House into Granny Flat | | | | |

Ref: 00/00627/COU Decision: REFFPP Decision Date: 25 October 2000
Description: Change of use from mixed use (Day Nursery/Residential) to Day Nursery use with ancillary office and staff accommodation,

Ref: 03/00044/COU Decision: PERFPP Decision Date: 30 April 2003
Description: Change of use from mixed use (residential/day nursery) to day nursery,

Ref: 05/00421/INV Decision: APPVAL Decision Date:
Description: Demolish existing wall , remove trees and create a parking area to the rear of the existing nursery

Ref: 05/01203/FUL Decision: REFFPP Decision Date: 8 February 2006
Description: Demolish existing wall, remove tree and create a parking area to the rear of the existing nursery

Ref: 14/00589/ADV Decision: PERADV Decision Date: 12 August 2014
Description: Retrospective application for advertisement consent for a Non-illuminated sign on gable end of property

Ref: 16/00065/FUL Decision: WDN Decision Date: 18 March 2016
Description: Erection of single storey rear extension and first floor rear extension

Ref: 16/00890/FUL Decision: PCO Decision Date:
Description: Build an open wooden canopy/shelter at the bottom of the garden to be used by the children during outdoor play.

REPRESENTATIONS

10. In the determination of this application six letters of representation (two duplicates and three from the same resident) have been received detailing the following concerns:

- Insufficient car parking provision for nursery clients;
- The lack of turn space causes cars to use resident's driveways;
- Damage to cars;
- Obstructions from car parking in unauthorised locations along neighbouring roads, particularly Shaftesbury Place;
- At peak times it is impossible for emergency vehicles to access the site;
- Noise implications which will intensify;
- There have been successive applications to enlarge the nursery with great concern raised by local residents.
- Loss of light and risk of overlooking to the occupiers of The Coach House;
- The extension will exacerbate the traffic problems; and
- If the condition variation is granted and the extension refused, the numbers will be increased to an even greater level and perhaps be used at some future date to justify extensions either at appeal or by a future application.

11. In the submission documentation, the following letters of support have been included which summarise that:

- Pipers Nursery is essential in working closely with the Duke Street Children's Centre which supports vulnerable families;
- The nursery shares resources with support through a Speech and Language screening and intervention package;
- The future of child care is to offer working parents 30 hours of free childcare whereas at present they only get 15 hours. This infers that, from September 2017, there will be a large shortfall of nursery places available if all working parents take up the offer.
- The Nursery contributes substantially to the Derian House Children's Hospice; and
- The Nursery supports the local Astley and Buckshaw Junior Football Club.

CONSULTATIONS

Regulatory Services - Environmental Health – No response received in reference to the extension.

Lancashire County Council Archaeology Service – No objection.

PLANNING CONSIDERATIONS

12. In the determination of this application the main considerations are:
- Principle of development;
 - Siting, scale and design;
 - Highways; and
 - Amenity to neighbouring properties.

Principle of development

13. As indicated within paragraph 72 of the NPPF the Government attaches great importance *'to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education'*.
14. Whilst it is acknowledged that a nursery is not incorporated within the definition of a 'school', its assimilation with education is of great importance to the local community and should be given due weight in the determination of an planning application. As such, the principle of extension to the nursery is acceptable providing other material considerations as detailed below are compliant with local and national planning policy guidelines.

Siting, scale and design

15. Policy BNE1 of the Local Plan states that new development should not have a detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
16. The NPPF at paragraph 60 states that *'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness'*.
17. The proposal seeks the extension and alteration of an existing building located within a predominately residential area. As shown on the submitted plans, the extensions are solely located to the rear elevation with limited intermittent views from public vantage points along Southport Road. In respect to Shaftesbury Avenue to the rear, the first floor extension would be sited in excess of 33 meters whilst the ground floor extension lies approximately 22 meters from the road with a 1.8 meter high brick wall to the boundary. It is therefore considered that the distance, in addition to the position of the high wall, will ensure that the proposed development does not impact upon the wider character and appearance of the area.
18. In respect to its immediate impact upon the existing building, the single storey rear extension remains a subservient addition, despite its length, given the height and overall massing of the existing building which given its historical context is larger than contemporary structures. There is no objection to the first floor extension which is of a proportionate size to appear a subservient addition to the main building.
19. In respect of materials, the proposal assimilates with the existing built form through matching brickwork and a mixture of slate and concrete grey tiles.

20. The proposal is therefore considered to comply with policy BNE1 of the Local Plan.

Highways

22. Policy BNE1 of the Chorley Local Plan (2012-2026) indicates that planning permission will be granted where the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces.
23. In respect to the impact of the extension upon the highway network, it is not considered that the extensions would have any discernible impact upon highway safety. The existing car parking arrangements are to be retained with Lancashire Highways raising no objection to this part of the scheme. It is considered necessary, however, to understand how the construction traffic will operate to ensure the amenities of local residents are maintained. A condition is therefore recommended to be attached to any grant of any permission.
24. On the provision of a Construction Method Statement, the proposal is considered to comply with the policy BNE1 of the Local Plan. It should be noted that a separate application has been made to increase the number of children that can be in attendance at the nursery (ref: 16/00527/FUL), therefore permitting this application will not automatically allow more children to attend. The issues surrounding increasing the capacity of the nursery as assessed under this separate application.

Amenity to neighbouring occupiers

25. Policy BNE1 of the Local Plan states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
26. In evaluating the appropriateness of the development it is considered that there would be no additional adverse impacts upon the amenities of neighbouring properties warrant a reason for refusal. It is acknowledged that windows are envisaged to the side elevation of the proposed development, however this would be at a sufficient distance to meet spatial standards and given the height of the boundary treatment, this adequately negates any perceived overlooking or overbearing effect the proposal would have on immediate occupiers.
27. In respect to properties located along Shaftesbury Avenue, the proposed development is sited over 22 meters from facing windows with a protected tree and 1.8 meter high brick wall to the boundary to adequately negate any impact of overlooking or overbearing effect.
28. The proposal is considered to comply with policy BNE1 of the Local Plan.

CONCLUSION

29. The proposed extensions to the nursery building are considered proportionately scaled to ensure the character and appearance of the building and that of the locality is sufficiently preserved. There are no overriding issues concerning highways or the impact of development upon neighbouring properties and therefore the proposal is recommended for approval on the grant of 16/00533/FUL.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the

National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Suggested Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Location Plan	N157P1	8 June 2016
Proposed Plans	N157P2 REV A	8 June 2016

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. wheel washing facilities
- vii. measures to control the emission of dust and dirt during construction
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: in the interests of highway safety and to protect the amenities of the nearby residents.