



Item	Classification	Decision Level	Date
2	OPEN	DULWICH COMMUNITY COUNCIL	29/11/07
From Terence McLellan		Title of Report DEVELOPMENT CONTROL	
Proposal (07-CO-0120) Three new single floor extensions on the west, north and east elevations with a pitched roof to match existing including a new entrance, additional play areas, an office, a staff room and secondary rooms. Interventions in the existing building 8 new rooflights, demolition and new building of some interior walls. All in connection with increased accommodation for existing nursery.		Address 171-173 CRYSTAL PALACE ROAD, LONDON, SE22 9EP Ward East Dulwich	

PURPOSE

- 1 To consider the above application which has been referred to the Dulwich Community Council for determination due to the fact that it is a Council Development which has received an objection.

RECOMMENDATION

- 2 Grant Detailed Planning Permission, subject to conditions.

BACKGROUND

Site location and description

- 3 The application site refers to the building and plot at 171-173 Crystal Palace Road. At present the premises is used as a children's nursery and benefits from large areas of open space on all sides, with a particularly generous amount of land lying to the rear of the existing building. There are areas of vegetation lying along all boundaries of the application site, however these areas of vegetation vary in both density and maturity, ranging from small shrubs to tall trees.
- 4 The application site lies within a residential area and is bounded to the north by a medical centre, to the east by Darrell Road, to the south by the adjacent property at 175 Crystal Palace Road and bounded to the west by Crystal Palace Road. The residential properties within the area are characterised by Victorian style dwellings finished in London stock brick. There is a small terrace of modern residential dwellings lying to the south of the application site.
- 5 The existing building is single storey with a pitched roof covering an area of approximately 210 square metres with large areas of glazing on all elevations. The present materials include, slate roof tiles, red brick, timber facings and aluminium windows with steel shutters. There is a small security gated access from the main entrance on Crystal Palace Road. The application site also contains a number of small timber garden sheds that will be removed in order to make way for the proposed development.

Details of proposal

- 6 Planning consent is sought for the erection of three extensions to extend the current floor space of the building from 210 square metres to 406 square metres, a total increase in floor space of 196 square metres. Extensions are proposed to the front and both side elevations with a covered play area located to the rear.
- 7 The covered play area will comprise an extension of the current pitched roof to provide a sheltered outdoor area to the rear of the existing building immediately adjacent to the principle play area of the nursery.
- 8 The other three extensions will be of matching design, single storey in height with mono pitched roofs that do not extend above the ridge line of the existing roof. The extensions will be finished in materials that provide continuity with the existing building, namely timber facings, slate roof tiles and aluminium windows.
- 9 The rear elevations of the two side extensions will incorporate matching glazed panels and glazed double doors to enhance both access and surveillance to the children's outdoor play area. The extension to the front will provide a more coherent entrance with improved access from Crystal Palace Road.
- 10 In addition to the covered outdoor play area, the proposed development additional play and activity rooms for children of specific ages, office space, staff room, changing facilities and accessible toilets as well as increased storage space.

Planning history

- 11 There is no planning history available for the site.

Planning history of adjoining sites

- 12 There is no planning history of adjoining sites that is relevant given the nature of the proposed development.

FACTORS FOR CONSIDERATION

Main Issues

- 13 The main issues in this case are:
 - a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] The impact on the visual and residential amenity of the area.
 - c] All other relevant material planning considerations.

Planning Policy

- 14 Southwark Plan 2007 [July]
 - Policy 2.1 - Enhancement of Community Facilities
 - Policy 2.2 - Provision of New Community Facilities
 - Policy 2.3 - Enhancement of Educational Establishments
 - Policy 3.2 - Protection of Amenity
 - Policy 3.11 - Efficient Use of Land
 - Policy 3.12 - Quality in Design
 - Policy 3.13 - Urban Design

Consultations

- 15 Site Notice:
31/09/07
- 16 Press Notice:
No press notice required.
- 17 Internal Consultees
Access Officer
Transport Group
- 18 Statutory and non-statutory consultees
No consultations required.
- 19 Neighbour consultees
As detailed on Acolaid.
- 20 Re-consultation
Re-consultation not required.

Consultation replies

Internal Consultees

- 21 Access Officer: No objections raised.
Response: Noted.
- 22 Transport Group: No objections raised.
Response: Noted.
- 23 Statutory and non-statutory consultees
Not applicable.
- 24 Neighbour consultees
Following consultation, one letter of objection has been received in response to the proposed development, the main points of which have been summarised and addressed below:
- 25 Occupier - 175 Crystal Palace Road: Objection on the grounds that Crystal Palace Road is a very busy street and there are problems with parking, particularly over the objectors driveway. There are also concerns that noise levels will increase while daylight and sunlight levels will decrease.
Response: The extension to the nursery will provide increased accommodation for children in attendance and an extra 24 child places, 18 places for children under two years of age and six for children between the ages of two and three. The catchment area for the nursery extends to within 15 minutes walk of the application site with all existing and new parents encouraged to walk or cycle to the site. As such, it is not anticipated that there will be an detrimental increase in traffic generation or parking problems, furthermore the Councils Transport Group have raised no objections to the proposal following consultation. As the premises constitutes a nursery, there is the potential for noise generation whilst children are playing outdoors at intervals regardless of the proposed extension and increased capacity. It is not considered that the nominal increase in child spaces will intensify current noise levels to any significant degree. Given the sites orientation and the fact that the proposed extensions are single storey and will not extend above the height of the existing

building, it is considered that there will be no adverse impact on adjacent properties or garden ground in terms of a loss of daylight or sunlight, additionally, the proposal fully corresponds with BRE guidance on these matters.

- 26 Re-consultation
Re-consultation not required.

PLANNING CONSIDERATIONS

27 **Principle of development**

It is recognised that there is a requirement for additional nursery school places within the London Borough of Southwark, an issue which the proposed development addresses. The details of the proposed development accord with all the requirements of the relevant policies of the Southwark Plan 2007 (July), namely Policy 2.1 - Enhancement of Community Facilities, Policy 2.2 - Provision of New Community Facilities, Policy 2.3 - Enhancement of Educational Establishments, Policy 3.2 - Protection of Amenity, Policy 3.11 - Efficient Use of Land, Policy 3.12 - Quality in Design and Policy 3.13 - Urban Design. As the development corresponds with the development plan it is considered to be acceptable in principle.

28 **Environmental impact assessment**

An environmental impact assessment was not required for this application given the limited size of the proposed development.

29 **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

The proposed extensions will extend towards the side boundaries of the application site, however a distance of 2.5 metres will be retained to the south where the application site is bounded by residential properties and 1.5 metres to the north where the immediate neighbour is a medical centre. It is therefore not considered that the proposed extensions will have any adverse impact on adjoining or nearby residents in terms of amenity. The levels of daylight and sunlight that adjacent residential dwellings receive will remain unaffected by the proposed development and no privacy or overlooking issues should materialise as the site is well screened and does not face any habitable room windows on either elevation.

- 30 The increase in child places at the nursery will be both beneficial to the immediate area and the borough in general. The design of the proposed development will not harm the visual appearance of the locality and sufficient areas of open space will remain undeveloped within the application site following completion of the works stated.

- 31 As the premises constitutes a nursery, there is the potential for noise generation whilst children are playing outdoors at intervals regardless of the proposed extension and increased capacity. It is not considered that the nominal increase in child spaces will intensify current noise levels to any significant degree.

32 **Impact of adjoining and nearby uses on occupiers and users of proposed development**

The application site lies within a predominately residential area however there is a medical centre (Class D1) immediately to the north of the site. Notwithstanding the neighbouring medical centre, the nursery is a long established use within the area and it is not considered that there are any adjoining or nearby uses that would have a detrimental impact on the users of the proposed development.

33 **Traffic issues**

The extension to the nursery will provide increased accommodation for children in attendance and an extra 24 child places, 18 places for children under two years of age and six for children between the ages of two and three. The catchment area for the nursery extends to within 15 minutes walk of the application site with all existing and new parents encouraged to walk or cycle to the site. As such, it is not anticipated that there will be an detrimental increase in traffic generation or parking problems, furthermore the Councils Transport Group have raised no objections to the proposal following consultation

34 **Design issues**

Whilst the design of the proposed development is of no particular architectural or aesthetic merit, it is considered acceptable and appropriate within this location. The extensions will appear subordinate to the existing building and will employ materials that are concurrent with those utilised on the present building.

35 The single storey design of the extensions will fit in with the existing building and avoid any adverse impact on the amenity of adjoining residents. The proposed development will include several energy efficient aspects, including water collection and the use of recycled materials. It must also be noted the existing building will be improved in terms of current facilities and access in that the site will now be fully accessible to mobility impaired persons.

36 **Impact on character and setting of a listed building and/or conservation area**

The proposed development will have no adverse impact on either the character or setting of any listed buildings or conservation areas.

37 **Planning obligations [S.106 undertaking or agreement]**

No planning obligations or section 106 agreements are required for an application of this nature.

38 **Other matters**

No other matters have been identified that are relevant to the proposed development.

39 **Conclusion**

The proposed development will have no detrimental impact on the visual or residential amenity of the area and will secure a much needed resource within the locality. The design of the extensions are considered acceptable and appropriate and the development conforms to the requirements of the relevant policies of The Southwark Plan 2007 (July). Given the above, it is therefore considered that planning permission be granted.

COMMUNITY IMPACT STATEMENT

40 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] There are no issues relevant to particular communities/groups.

c] There are no likely adverse or less good implications for any particular communities/groups.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 41 The proposed development will improve the sustainability of the existing building by incorporating recycled materials and the collection of rainwater to reduce on site water consumption. The existing building will also, by virtue of the proposed development, be fully accessible to all due to the level access and ramp that will be installed at the front entrance to the nursery.

LEAD OFFICER	Gary Rice	Head of Development Control
REPORT AUTHOR	Terence McLellan	Planning Officer [tel. 020 7525 5452]
CASE FILE	TP/2598-171	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr B Mason Education Dept Of Southwark Council	Reg. Number	07-CO-0120
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/2598-171

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Three new single floor extensions on the west, north and east elevations with a pitched roof to match existing including a new entrance, additional play areas, an office, a staff room and secondary rooms. Interventions in the existing building 8 new rooflights, demolition and new building of some interior walls. All in connection with increased accommodation for existing nursery.

At: 171-173 CRYSTAL PALACE ROAD, LONDON, SE22 9EP

In accordance with application received on 03/08/2007

and Applicant's Drawing Nos. E430/L/(02)01, 12, 18, 02, 03, 04,05, 06, 07, 08, 09.Design and Access Statement, Form Sign and Dated

Schedule

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007.

- 3 Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment shall be submitted (2 copies) to and approved by the Local Planning Authority before any work is begun, and such protection shall be installed and retained throughout the period of the works.

Reason

In the interests of amenity and to retain effective planning control.

- 4 Prior to the development hereby permitted being completed or brought into use, a two metre high, close boarded screen fence shall be erected along the boundary marked green on the approved plans.

Reason:

In the interests of amenity of the adjoining properties and in accordance with Policy 3.2 'Protection of Amenity' of The Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 2.1 - Enhancement of Community Facilities, 2.2 - Provision of New Community Facilities, 2.3 - Enhancement of Educational Establishments, 3.2 - Protection of Amenity, 3.11 - Efficient Use of

Land, 3.12 - Quality in Design and 3.13 - Urban Design of The Southwark Plan 2007 (July).

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.