

Item No. 1/3	Classification OPEN	Decision Level Planning Committee	Date 02/02/2004
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-1853) Construction of single storey rear extension to allow the nursery facility to be located on the ground floor, together with the provision of a new entrance door in the flank elevation and enlargement of existing door on the front elevation.		Address Eller Bank, 87 College Road SE21 Ward: College	

1. PURPOSE

- 1.1 To consider the above application, which is for Committee consideration because of the number of objections received and because the application involves the loss of a small area of Metropolitan Open Land to nursery purposes.

2. RECOMMENDATION

- 2.1 Grant planning permission.

3. BACKGROUND

- 3.1 The application site is a nursery catering for children aged from 6 months to 6 years. The site is located on the edge of playing fields which belong to Dulwich College and the residential curtilages of four dwellings in Woodhall Drive It fronts College Road and is in close proximity to Sydnham Hill station. The site is situated within designated Metropolitan Open Land (MOL) and within the Dulwich Wood Conservation Area.

- 3.2 The site has been heavily extended in recent years. The main building to which this application refers is an unlisted Edwardian two storey building with further accommodation in the roof. The south-eastern elevation was extended with a single storey flat roofed extension some decades ago. The pavilion that served the site when it was a bowling green burnt down in the mid-1990's and permission was granted in 1997 for a new pavilion. The site was first used as a nursery during the late 1990's and permission was granted for a flat roofed structure on the south elevation of the main building. Permission was also granted for a substantial single storey extension on the north eastern elevation of the main building to allow additional class room facilities. Retrospective permission for a car park on the adjacent playing fields was refused in 2002 and the netpaved area here has been the subject of an enforcement investigation by the Council. This is not yet resolved.

- 3.3 The application refers to the erection of a single storey rear extension to the

north eastern elevation to allow nursery facilities to be located on the ground floor (they are currently located on the upper floor). The proposed extension is an 8m deep by 7.1m wide. The height of the proposed extension is 4m although the height drops to 2.9m at the end which is to provide accommodation for babies and toddlers. The plans show an entrance to the new extension in the south western elevation. The first floor accommodation freed up would be used as an ancillary staff room and offices, expanding the limited accommodation for staff and the carrying out of administrative functions. The use of the second floor as office and storage space is to remain. The proposed extension is shown to be constructed from cedar and brick with timber frames.

- 3.4 It is understood that this application will not lead to the increase in numbers of children accommodated on the site.

4. **FACTORS FOR CONSIDERATION**

4.1 **Main Issues**

The main issues in this case are the principle of extending the building, which would involve the loss of a small area of MOL, the impact of the proposal upon the amenity of surrounding residents, traffic and parking, the design of the extension and impact on the character and appearance of the Dulwich Wood Conservation Area.

4.2 **Planning Policy**

Designated Metropolitan Open Land; within Dulwich Wood Conservation Area.

Southwark Unitary Development Plan 1995 [UDP]:

E.2.3 Aesthetic Control – Complies, design is considered acceptable.

E.3.1 Protection of Amenity – Complies, no significant impact on daylighting, outlook or privacy of neighbours.

E.4.2 Proposals Affecting Conservation Areas – Complies, preserves and enhances the character and appearance of the conservation area.

C.5.6 Metropolitan Open Land - There would be a loss of a limited area of MOL for nursery purposes, which is not a preferred use for MOL, but this is marginal and well within the curtilage of an existing building.

C.5.7 Use of Metropolitan Open Land and Green Chain Walk - Does not fully comply, as above.

Policy T.1.2 Location of Development in Relation to the Transport Network – Complies, no additional children to be accommodated on site so additional impact on traffic and parking negligible.

Draft Southwark Plan [agreed for Deposit November 2002]:

Policy 3.14 Quality in Design - Complies

Policy 3.2 Protection of Amenity - Complies

Policy 3.6 Conservation Areas - Complies

Policy 3.8 Metropolitan Open Land - Does not fully comply, although the departure is considered justifiable, as above.

Supplementary Planning Guidance for Open Spaces - Does not fully comply,

although the departure is considered justifiable, as above.
Supplementary Planning Guidance for Heritage Conservation - Complies

4.3 Consultations

Site Notice: Displayed 31/10/2003 Press Notice: 21/10/2003

Consultees:

89 College Road SE21 7HH
3, 5, 7 Woodhall Drive SE21 7JH
14, 15, 16 Ferrings, College Road
58, 60,62, 64, 66, 68 College Road

Traffic Group
Conservation and Design
Early Years and After School and Play Services
Public Protection
Dulwich Society

Replies from:

Conservation Team: No objection: the extension is acceptable in design and conservation area terms.

Traffic Group: No objection as the proposal will not involve an increase in the number of children attending the nursery.

Early Years and After School and Play Services: Full support for the application.

12, 15 Ferrings: No objection

2 Ferrings: Supports the application.

Objections and comments from:

60, 64, 58, 72 College Road; 14 Gainsborough Road; 3; 5 Woodhall Drive:
The additional floor space will allow more children to be admitted to the nursery which will exacerbate the existing traffic problem in the area; overdevelopment; noise; parking problems; erosion of open space; no more children should be accommodated on site and traffic calming should be introduced, impact on outlook of 3 & 5 Woodhall Drive, and impact on privacy of no.3; impact on character of conservation area.

5 PLANNING CONSIDERATIONS

Metropolitan Open Land

- 5.1 Although the proposal will largely occur within the curtilage of the existing nursery, the proposal will result in the coverage of some previously undeveloped MOL (approximately 53 sq m). The proposal for increased nursery accommodation is not a preferred use for MOL as defined in policy C.5.7 (Use of Metropolitan Open Land and Green Chain Walk). Notwithstanding, the area of MOL that would be additionally developed is small, and it is not considered that there would be a significant impact upon the open character of the MOL. The site is already characterised by the nursery

development. It is considered that the rationalisation of the nursery accommodation facilitated by this small loss of MOL is acceptable in this case.
Impact Upon Amenity

- 5.2 The proposal is not judged to have a detrimental impact upon the amenity of the surrounding occupiers of the site. The development would be some 55 metres from the dwellings in Wood Hall Drive that lie to the north east of the site on a higher ground level, screened by mature foliage. The proposal is not therefore considered to effect the occupiers of these dwellings by reason of over looking, loss of light or noise pollution. The significant difference in ground level results in the dwellings in Wood Hall Drive sitting above the site and the single storey design of the proposal means that the outlook of residents adjacent (although somewhat distant) to the site is not materially affected. The closest dwelling to the site is 89 College Road which lies considerably forward of Ellen Bank Nursery and is not judged to be affected in terms of loss of light or privacy due to its orientation.

Traffic Implications

- 5.3 The proposal is not intended to expand the nursery so as to accommodate more children. As such, proposal will not result in the increase of the flow of traffic using this section of College Road nor increase the number of cars parking around the site. Impact on traffic and parking appears to be one of the main concerns of local residents. The intention of the proposal is to allow a more convenient layout in order to more adequately care for the babies who attend the nursery and to provide more adequate staff and office accommodation. A condition is recommended to ensure that there is no increase in the number of children attending nursery without prior permission from the local planning authority.

Aesthetic Control and Impact Upon the Conservation Area

- 5.4 The proposal is considered to be acceptable in design terms and will not have a detrimental impact upon the character or appearance of the Dulwich Wood Conservation Area. The scale of the extension is considered appropriate to the large building, and will not appear to be overdominant or out of character. The materials proposed are considered appropriate.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Nursery accommodation is important for allowing parents to access employment opportunities.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 None identified.

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REPORT AUTHOR	Charlotte Yarker	
CASE FILE	TP/2084-87	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	

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 Dulwich College
Application Type Full Planning Permission
Recommendation Grant

Reg. Number 03-AP-1853

Case Number TP/2084-87

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of single storey rear extension to allow the nursery facility to be located on the ground floor, together with the provision of a new entrance door in the flank elevation and enlargement of existing door on the front elevation.

At: Eller Bank, 87 College Road SE21

In accordance with application received on 26/09/2003

and Applicant's Drawing Nos. 1550-5/PL1, PL3, PL4, PL5, PL6, PL7, PL8, PL10, PL11, PL12, PL13, PL14, PL15, PL16, PL17, PL18,

Subject to the following conditions:

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

Reason

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

- 2 Samples of the facing brick and cedar cladding to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the facing brick and cedar cladding in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 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 Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.14 'Quality in Design' and 3.15 'Urban Design' of the Deposit Draft of The Southwark Plan Nov.2002

- 4 The additional nursery floorspace hereby permitted shall not allow an increase in the existing maximum of 212 children attending the nursery at any time unless an increase is agreed in writing by the Local Planning Authority.

Reason:

In order that the amenity of surrounding residents is protected in accordance with Southwark's Unitary Development Plan Policy E.3.1 Protection of Amenity and the Draft Southwark Plan (1st Deposit) Policy 3.2 Protection of Amenity.

- 5 **Reasons for granting planning permission.**

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

- a] Policies E.2.3 Aesthetic Control, E.3.1 Protection of Amenity and E.4.2 Proposals Affecting Conservation Areas of the Southwark Unitary Development Plan 1995.
- b] Policies 3.14 Quality in Design, 3.2 Protection of Amenity, 3.6 Conservation Areas and Supplementary

Planning Guidance for Heritage Conservation of the draft Southwark Plan as placed on deposit November 2002.

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.