

---

## 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.

---

<b>Applicant</b>	Mr & Mrs M. Beresford Little Fingers Nursery	<b>Reg. Number</b> 10- <u>AP</u> -0915
<b>Application Type</b>	Full Planning Permission	
<b>Recommendation</b>	Refuse permission	<b>Case Number</b> TP/2596-208

---

### Draft of Decision Notice

---

#### Planning Permission was **REFUSED** for the following development:

Change of use from single residential dwelling (C3) to children's Montessori nursery (D1) including roof conversion with two dormer window extensions to the rear and single storey rear extension to ground floor.

**At:** 208 BARRY ROAD, LONDON, SE22 0JS

**In accordance with application received on** 07/04/2010

**and Applicant's Drawing Nos.** Site Plan, 127 (S)01, 130 (S)02 A, 130 (P)01 A, 130 (P)02 A, 130 (P)03 B, Design & Access & Planning Statement, Travel Plan.

#### Reason for refusal:

- 1 The proposed change of use will result in a loss of residential floorspace, in a dwellinghouse which is considered suitable for housing, with no overriding circumstances that would make the loss of floorspace acceptable. This is contrary to policy 4.6 'Loss of residential accommodation' of the Southwark Plan 2007 [July].
- 2 The proposed change of use would, due to the number of places and staff proposed for the new nursery, lead to a use out of character with the predominantly residential nature of the area, creating noise and nuisance impacts to the detriment of local residential amenity. This is contrary to policy 3.2 'Protection of amenity' of the Southwark Plan 2007 [July].
- 3 Due to the number of places and staff proposed for the new nursery, along with the absence of a detailed transport assessment, the proposed change of use could lead to an increase in traffic congestion and pressure for parking around the intersection with Barry Road, a busy TLRN class B road. The potential increase in traffic would compromise road safety for road users and pedestrians, in contravention of policy 5.2 'Transport impacts' of the Southwark Plan 2007 [July].