

Application No : 09/02898/DEEM3

Ward:
Penge And Cator

Address : The Groves Day Nursery Woodbine
Grove Penge London SE20 8UX

OS Grid Ref: E: 534912 N: 170128

Applicant : Mrs C Edwards

Objections : NO

Description of Development:

Door with access ramp and balustrade on north east elevation

Proposal

- The proposal is to replace an existing window on the front (north-east) elevation with a door with a raised grassed verge externally to provide access to the existing soft play area.
- Handrails will also be provided.
- The aim of the scheme is to provide the internal training area with access to the external play area as currently this is not possible other than via the adjacent crèche.
- It is not proposed that any additional staff or children will attend the children and family centre.

Location

- The application site is a centre for children and families.
- It is located on the corner of the junction of Woodbine Grove with Oakfield Road.
- Access to the centre is from Woodbine Grove.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received.

Comments from Consultees

No comments received to date.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
C1 Community Facilities
C7 Educational and Pre-School Facilities

London Plan:

Chapter 3 Objectives 2 & 4

Policy 3A.17: Addressing the needs of London's diverse population

Policy 3D.13 Children and Young People's Play and informal recreation strategies

Planning History

No relevant planning history.

Conclusions

The main issues relating to the application are the effect that it would have on the character and appearance of the host building and the area in general, as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

The site of the proposed access is adjacent to 'Cumberland Terrace' which is a row of residential dwellings. In terms of the impact on the amenities of the occupiers of these dwellings, as the external play area is already in situ at the site, it is not considered that simply proposing a new access to it will have a significant impact in terms of increased levels of noise or disturbance.

From a visual perspective, the proposed door may be considered to be 'de-minimus' development and would not have a significant visual impact. Furthermore, the access ramp would be of a fairly shallow gradient and would not appear unduly prominent or uncharacteristic in the context of this site.

In addition it is considered that the proposal would support the requirements of the London Plan in addressing the needs of diverse groups and enabling them access to play space.

Having regard to the above it is considered that the development in the manner proposed is acceptable in that it would not have a detrimental impact on the character of the area nor would it result in a loss of amenity to local residents.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/02898, excluding exempt information.

as amended by documents received on 02.03.2010

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- C1 Community Facilities
- C7 Educational and Pre-School Facilities

The development is considered to be satisfactory in relation to the following:

- (a) the relationship of development to adjacent property
- (b) the character of the development in the surrounding area
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties

and having regard to all other matters raised.

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Proposal: Door with access ramp and balustrade on north east elevation



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