

**Application No : 10/00758/FULL1**

**Ward:  
Petts Wood And Knoll**

**Address : Parish Hall Greencourt Road Petts  
Wood Orpington BR5 1QW**

**OS Grid Ref: E: 545017 N: 167673**

**Applicant : Little Learners (Mrs Sandra Woolgrove) Objections : YES**

**Description of Development:**

Hard surfacing of area to the east of Church Hall

Key designations:

Area of Special Residential Character

**Proposal**

- It is proposed to form an area of hard surfacing immediately to the east of the Church Hall adjacent to No.2 Greencourt Road, to provide an outdoor area for structured learning by small groups of children attending the pre-school at the Church Hall
- access to an outside curriculum is a Government requirement for pre-school children as part of their everyday routine, and there is currently no such provision available at the Church Hall
- this narrow strip of land measures approximately 48sq.m. and is currently unused, consisting of concrete slabs and weeds
- it would be stripped, levelled and laid with open textured macadam with ramps for disabled access, while a gate would be erected at either end to ensure the security of the children
- the pre-school currently operates from 9.15am to 12.15pm Mondays to Fridays during term-time
- a wooden planter would be positioned along a rear-facing wall for growing plants and attracting wildlife, and an outside store cupboard would be located below a window in the side wall.

**Location**

The Church Hall is located immediately to the east of St. Francis Church on the southern side of Greencourt Road, and lies to the west of No.2 Greencourt Road, a residential property. The surrounding area is largely residential in character.

**Comments from Local Residents**

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- noise and disturbance from the use of the area by children attending the pre-school, and by its possible use by other users of the hall during other times of the day and evening
- there are other more appropriate locations for the outdoor play area which would not impact on residential amenity
- increase in traffic/parking problems
- detrimental ecological and environmental impact of covering grass with hard surfacing
- area is too small for proposed use.

The Petts Wood and District Residents' Association broadly supports the proposals subject to limiting the use to the hours of operation of the pre-school, and for use by the pre-school only.

### **Comments from Consultees**

No objections are raised to the proposals from a drainage point of view.

### **Planning Considerations**

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

BE1 Design of New Development  
C7 Educational & Pre-School Facilities

This application has been called in by two Ward Members.

### **Conclusions**

The main issues in this case are the impact of the proposals on the amenities of neighbouring residential properties in terms of increased noise and general disturbance, and traffic/parking problems.

The site is currently used for community purposes and no change of use would occur. The provision of outdoor learning space is a Government requirement, and Policy C7 of the UDP gives support for the Council's commitment to supporting improved services and opportunities for children, while recognising that pre-school facilities need to be located within the communities they serve.

The area of land to be hard surfaced is relatively small, and is likely to accommodate only a limited number of children at any one time. Although it is located immediately

adjacent to the boundary with the residential dwelling at No.2, the level of usage is unlikely to be seriously detrimental to the amenities of adjoining occupiers.

Members will need to consider whether safeguarding conditions limiting the times of use and its users would be appropriate in this instance, given the existing permitted use of the site for community purposes, and the small area of land involved.

There would be no adverse impact on the traffic/parking situation in surrounding road as the proposals would not involve an intensification of the permitted pre-school use.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00758, excluding exempt information.

### **RECOMMENDATION: PERMISSION**

Subject to the following conditions:

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |

### **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           |
| C7  | Educational & Pre-School Facilities |

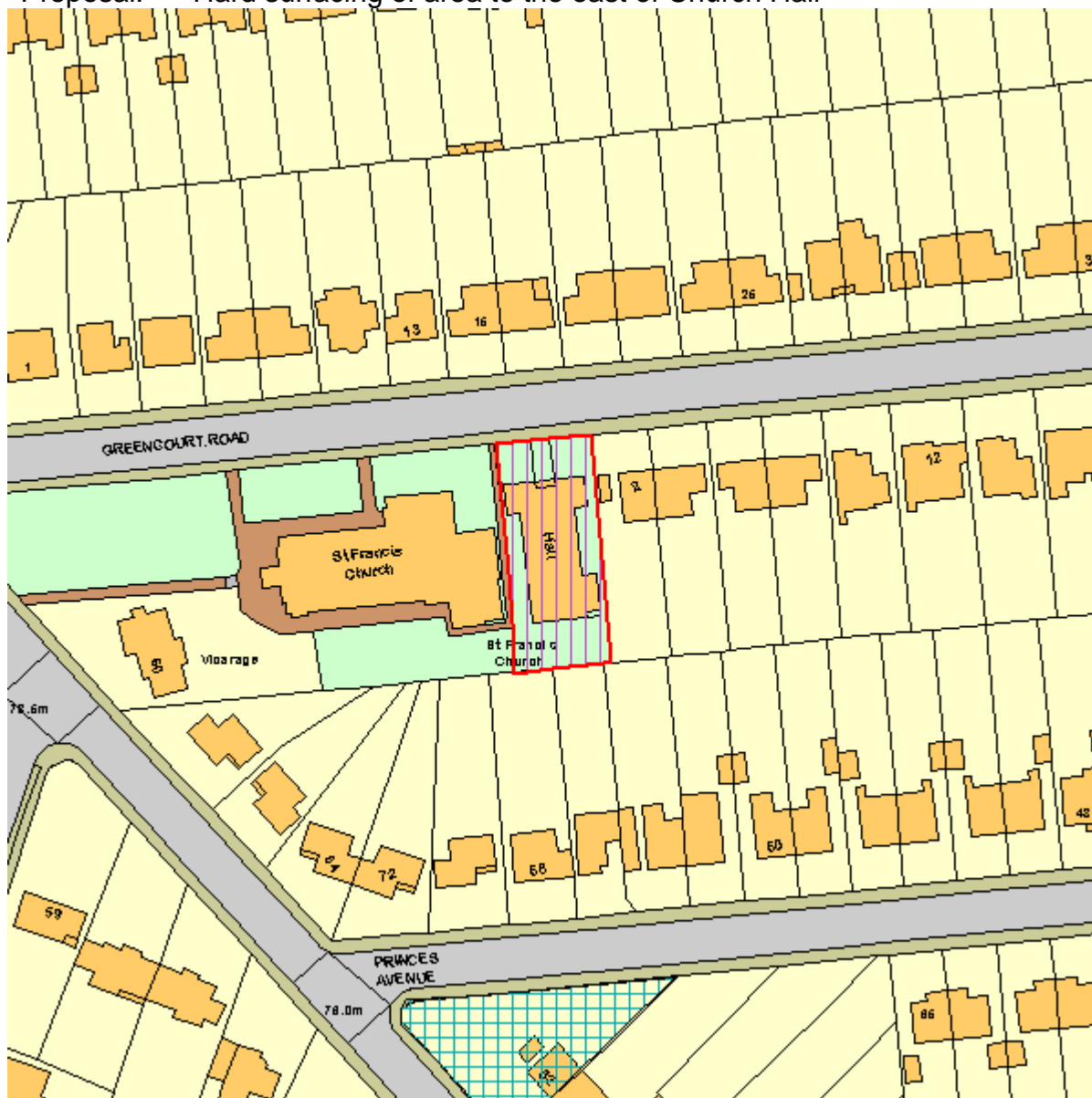
The development is considered to be satisfactory in relation to the following:

- (a) the impact on the amenities of the occupiers of nearby residential properties and having regard to all other matters raised, including neighbours concerns.

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