

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/01672/VAR

Ward:
Penge And Cator

Address : 62 Kings Hall Road Beckenham BR3
1LS

OS Grid Ref: E: 536207 N: 169928

Applicant : Fennies Day Nurseries Limited

Objections : YES

Description of Development:

Variation of Condition 4 (a) of permission ref: 09/03023/FULL1 to allow up to 86 children and 25 staff to be accommodated at any one time.

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Local Cycle Network
Local Cycle Network
London City Airport Safeguarding
London City Airport Safeguarding Birds
Local Distributor Roads
Water Link Way

Proposal

Planning permission is sought for the variation of Condition 4 (a) of permission ref. 09/03023 to allow up to 86 children and 25 staff to be accommodated at any one time.

Currently the number of children are limited to 58 and staff to 17 persons.

No variation to the operational hours imposed under condition 4(b) is proposed.

No physical alteration to the building is proposed as part of this variation. The extensions built under planning ref. 09/03023 and the rear outbuilding under planning ref. 11/01600 will remain unaltered and used as existing.

Location

The property is an existing day care nursery which currently is permitted to operate between 7.30am and 8pm Monday to Friday excluding weekends and Bank

Holidays. The nursery is situated within a substantially extended detached house which was formerly one pair of semi-detached properties covering two floors and rooms in the roof.

The area is predominantly residential in character and there is an area of hard standing fronting Kings Hall Road currently used for car parking. The premises have been in use as a day nursery since 1988. The rear garden area is used as a play space during operational hours and there is an additional rear garden outbuilding used as an extra play room for the children. To the rear of the site is the railway line. To the west of the garden play area are the rear garden curtilage of properties on Densole Close. To the east of the site is the rear garden curtilage of No. 64 King's Hall Road.

Comments from Local Residents

- increase in parking stress on local roads. There is not plenty of parking in local roads as suggested.
- any increase in number of staff or children will have detrimental effect on the area, roads and residents.
- area is already under stress from commuter parking. Parents block drives and park on grassed areas.
- suggestion of availability of ample parking is inaccurate.
- if commuter parking in Barnmead Road ceases this will increase parking on Kings Hall Road.
- suggestion ample parking is available in Aldersmead Road is inaccurate.
- concerns regarding driving standards of parents using the nursery being hazardous to other road users.
- concern regarding speeding cars in the vicinity. More needs to be done to reduce speed.
- concerns regarding current staff already parking in private residents areas in Densole Close. Fears that this will increase.
- an additional 28 children will massively increase parking stress in the area.
- unclear how Fennies proposes to persuade its clients into using more sustainable forms of transport to drop off/ pick up children. This needs to be demonstrated by Fennies.
- concern regarding parking on cycle lanes and negative effect on highway safety.
- customers unlikely to cycle to the nursery without properly monitored cycle lanes and a 20mph traffic speed limit in Bromley.
- issue of staff smoking in street and discarding butts indiscriminately.
- site is not large enough to accommodate that number of people. Concern regarding fire evacuation.
- noise from children and staff is a constant problem for residents in Densole Close.

Comments from Consultees

Technical Highways Officer has commented as follows regarding the travel information submitted with the application.

The nursery is situated in a detached house covering two floors plus roof space. The number of children would increase from 58 to 86, and the staff members would also increase from 17 to 25 full-time. Furthermore the site is within a medium PTAL rate of 3.

The revised Travel Plan has meet the minimum standard so the Travel Plan Asser is happy to discharge it.

Staff Travel Patterns - Of the 27 staff employed at the nursery, 23 completed the survey which translates to a response rate of 85%.

The results show that all staff work full time hours over a five day week, Monday to Friday. The majority of the nursery nurses work on a shift system which comprises a 07:30 - 17:00 shift and a 08:50 - 18:00 shift. Catering staff and lunchtime assistants generally work mid-morning to mid-afternoon. The mode of travel that employees use to get to/from work is often affected by the distance they live away from work.

In a survey of staff travel modes the responses show that 34% of staff live under 3 miles from the nursery, the majority of staff (61%) live between 4 miles to get to work. The survey of the staff indicated that 60% of staff currently travel to the nursery by non- car modes of transport.

Parent Travel Patterns - At the time of the travel survey, the nursery was caring for 50 children. The travel survey captured 49 of the children, with one child on holiday at the time of the survey. The survey highlighted that children generally arrive at the nursery between the hours of 07:45 - 08:30. In the evening, children are generally collected between 17:00 and 18:00, with the most popular collection time being 17:30.

From the data supplied of parents travelling to the nursery, currently, 46% of parents walk to the nursery and 46% bring their children to the nursery by car. A total 5% of trips are made by train with the smallest proportions 2% by bus and bicycle.

Car Parking Demand/Traffic impact - On the bases of the above surveys 17% of the new staff will arrive by car which equates to 1 additional staff and 10 additional parent cars throughout the operational day.

Car Parking Survey - The survey was conducted on Tuesday 4th March 2014 between the twelve hour period of 07:00hrs and 19:00hrs. Data was gathered over 15 minute periods. However at the request of this office the data has been amended in line with 'Lambeth Parking Survey Methodology'; where the extent of the parking survey is limited to 200m from the application site. This office also requested that the assessment would be focused on morning drop off (07:30-09:00hrs) and afternoon pick up (16:30 and 18:00hrs). The new area study area has a total of 121 car parking spaces available on-street.

The survey demonstrated that during the morning drop off period of 07:30 - 09:00hrs on street parking increased from 56 to 72 cars, or 46% to 62% of the

available capacity. This indicates that 49 car parking spaces were available throughout the morning drop off period.

Similarly the evening pick up period of 16:30 - 18:00hrs on street parking decreased from 68 to 58 cars, or 56% to 48% of the available capacity. The data indicates that 52 car parking spaces were available throughout the evening drop off period.

Therefore the additional car parking demand generated by the application (5 cars in the morning drop-off and 6 cars in the evening drop off) can be accommodated within the available on-street parking.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

- T1 Transport Demand
- T2 Assessment of Transport Effects
- T3 Parking
- C1 Community Facilities
- C7 Educational and Pre School Facilities
- BE1 Design of New Development

London Plan

- 3.18 Education facilities
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking

Planning History

- Ref. 88/04253 Planning permission was granted on 21st December 1988 for a single storey side extension and change of use of ground floor from residential to a day nursery.
- Ref. 02/01998 Planning permission was granted on 5th December 2002 for the change of use of first floor from residential to a day nursery.
- Ref. 08/01528 Planning permission was refused and dismissed at appeal for a part one/two storey side/rear extension. The Inspector concluded that the single storey rear extension was incongruous and out of keeping with surrounding development due to its excessive depth. The Inspector also concluded that due to the limited available rear garden area the increase in staff and children would result in an over intensive use of the site harmful to living conditions of adjoining properties.

Ref. 09/03023 Planning permission was approved for a single storey side and part one/two storey rear extensions to children's nursery to increase number of children from 36 to 58.

Condition 4 of the decision was added as follows:

- (a) The children attending the day nursery/play group shall be between the ages of 0 and 6 years and not more than 58 children and 17 staff shall be accommodated at any one time.
- (b) The use of the premises as a children's nursery shall be limited to Mondays to Fridays inclusive between the hours of 7.30am and 8.00pm.

Ref. 11/01600 Planning permission was approved for a detached single storey building rear for use as and ancillary playroom.

Conclusions

The main planning considerations relevant to this application are:

- the impact of the increased numbers of users of the site and additional staff on the residential amenity of neighbouring properties.
- traffic, parking and servicing.

Policy C1 is concerned with community facilities and states that a proposal for development that meets an identified education needs of particular communities or areas of the Borough will normally be permitted provided the site is in an accessible location.

Policy C7 is concerned with educational and pre-school facilities and states that applications for new or extensions to existing establishments will be permitted provided they are located so as to maximise access by means of transport other than the car.

Policy BE1 also requires that development should respect the amenity of occupiers of neighbouring buildings and those of future occupants and ensure their environments are not harmed by noise and disturbance.

The submitted Design and Access Statement details a childcare sufficiency assessment that was undertaken in 2011 to look at the Borough's childcare services at ward level. The assessment concluded that there was circa a 45% supply of the required 0-5 year old childcare places resulting in a shortfall of provision in Penge and Cator.

Members will be aware of the additional demand for primary school places currently being experienced in the Borough in the same way as the demand detailed above for pre-school places. It is noted that the planning condition imposed in 2009 to limit the number of children allowed to attend the nursery was to control the use of the site in terms of neighbouring amenity. However, in the intervening time, demand for the facility and others like it has increased in terms of

population demographics and it is considered that some further flexibility to address the demand need is required.

No alteration of the building will take place and therefore the increase in usage numbers will mainly affect the external garden area where there may be a greater number of children using space at any one time. The usage of the space is currently controlled by the operators of the nursery in terms of age group use and numbers. It has been indicated that there would currently never be more than 20 children outside at any one point and mainly between 10am and 4pm. It is considered therefore, that subject to a formal planning condition which can control the numbers outside, to a maximum of 20 children that with the increased usage of the site the external effect of noise and disturbance would be minimally altered as approximately the same amount of children would use the external garden area as currently exists on site.

A number of objections from local residents have detailed parking issues and congestion as being problematic in the immediate area. An extensive travel assessment has been undertaken by the applicants which has also been amended during the assessment of the application following comments from the Council's Highway Engineer. From the additional information supplied and survey data it is not anticipated that the additional usage of the site will be problematic to local parking conditions in the immediate vicinity.

Therefore given the above sustainable impacts and the justified need for the demand for extra places, the variation of the original planning condition to increase the numbers of children from 58 to 86 and staff from 17 to 25 is considered acceptable.

Background papers referred to during production of this report comprise all correspondence on the file references set out in the Planning History section above, excluding exempt information.

as amended by documents received on 03.10.2014

RECOMMENDATION: APPROVAL

subject to the following conditions:

1 (a) The children attending the day nursery/play group shall be between the ages of 0 and 6 years and not more than 86 children and 25 staff shall be accommodated at any one time.

(b) The use of the premises as a children's nursery shall be limited to Mondays to Fridays inclusive between the hours of 7.30am and 8.00pm.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.

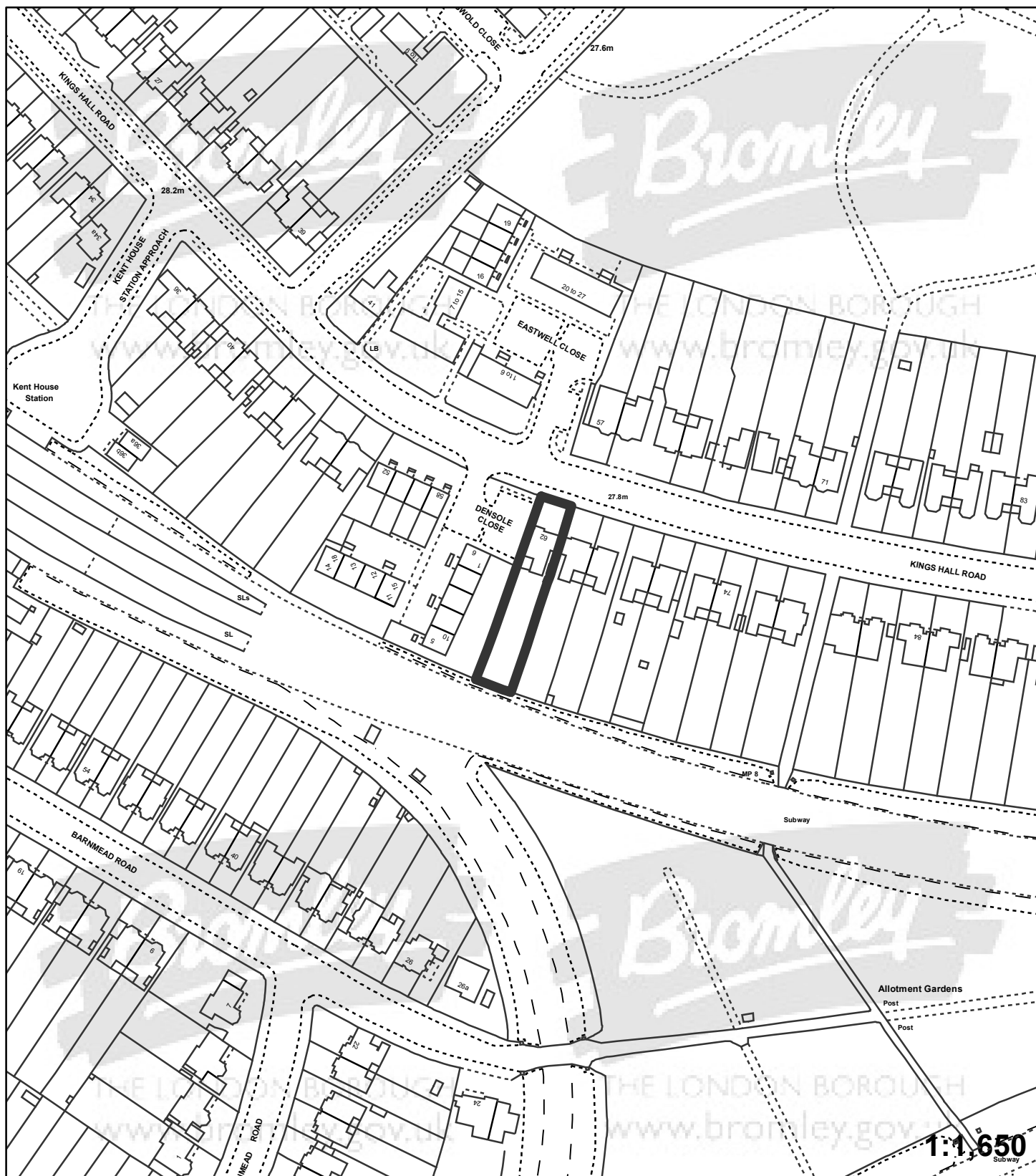
2 No more than 20 children shall be allowed into the rear curtilage play space area at any one time.

Reason: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the amenities of nearby properties.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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