

## **REPORT FOR CONSIDERATION AT PLANNING COMMITTEE**

**Reference No:** HGY/2008/1894

**Ward:** Harringay

**Date received:** 22/09/2008

**Last amended date:** N / A

**Drawing number of plans:** 02.05.01e, 02e, 03d, 04c, 05d & 06c.

**Address:** Orange Day Nursery, 24 Willoughby Road N8

**Proposal:** Renewal of planning permission HGY/2006/1222 for the continuation of permission for use as a day nursery.

**Existing Use:** Day Nursery / Residential

**Proposed Use:** Day Nursery / Residential

**Applicant:** Mr & Mrs Ajay & Bhavna Patel

**Ownership:** Private

### **PLANNING DESIGNATIONS**

Road Network: Borough Road

**Officer Contact:** Elizabeth Ennin-Gyasi

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

Large mid terrace two storey property located directly opposite Ducketts Common and nearby to Turnpike Lane & Wood Green Tube Stations. The site is also within close proximity to Wood Green high road, which is the Borough's main commercial centre. The site is in use as a Day Nursery with residential on upper floors.

### **PLANNING HISTORY**

Dates back from 1972, most recent relates to the following:

Use of 3 ground floor rooms as a doctor's surgery & waiting room - approved  
21/10/ 1976

Change of use to bed & breakfast guest house - refused 2/ 7/85

Change of use from garage to offices - refused 18/9/95

Erection of single storey and two storey extension and change of use to day nursery - refused 20/7/04

Erection of single storey and two storey extensions and rear dormer window and change of use to day nursery – approved 27/6/05.

Renewal of planning permission for erection of single storey and two storey extensions and rear dormer window and change of use to a day nursery – approved 30/10/06

Renewal of planning permission HGY/2006/1222 for the continuation of use as a Day Nursery - approved 7/12/07 (for limited for 1 year ).

Variation of conditions 3 (increase of number of children from 30 to 59) and 5 (to allow 1 parking space permanently for manager's use) attached to planning permission HGY/2007/1947. (Amended Description) – Withdrawn 10/11/08

## **DETAILS OF PROPOSAL**

Renewal of planning permission HGY/2006/1222 for the continuation of use as a Day Nursery.

## **CONSULTATION**

Ward Councillors  
20- 23; 27-29 Willoughby Road  
106 -118 Sydney Road  
Transportation  
LBH – Children’s Service  
LBH Environmental Services -Noise  
Ofsted

## **RESPONSES**

Transportation – ‘The proposed conversion is at a location with high public transport accessibility level and within Wood Green CPZ operating from Monday to Saturday between 0800hrs and 1830hrs. We have therefore considered that it is likely that some patrons of this site would travel by public transport especially as this site is within a short walking distance of Turnpike Lane tube station.

However our main concern with this development proposal lies with the disruption to the peak hour traffic flow (0800 to 0900 hours, say) along Willoughby Road, considering also that this road falls within Harringay Ladder's restricted conversion area, an area renowned to have extreme parking pressure.

In addition, our initial interrogation with 'TRAVL' database revealed that, based on a similar site (Dees Nursery, Wimbledon), this development (some 250 Sq.metres

GFA) would generate a combined traffic inflow/outflow of 24 vehicular trips during the critical morning peak hour, with limited on-street parking provision for vehicles to stop momentarily and drop off passengers without impeding other vehicle movements on this road. However, it is acknowledged that the applicant has proposed four car parking spaces at the property frontage.

Consequently, the highways and transportation authority would not object to this application on the following conditions:

1. That the number of children is limited to 30 and should not exceed this number.  
Reason: To minimise the traffic/car parking impact of this development on the adjoining highway network.

2. The property frontage is kept free during the operation hours, for vehicles to drop off and collect children, in order to minimised disruptions emanating from parents travelling by car and momentarily stopping for these purposes.  
Reason: To minimise the traffic/car parking impact of this development on the adjoining highway network.

LBH – Children’s Service – ‘I am writing in support of Orange Day Nursery’s planning and registration application. Some of the main findings from the information collected in Haringey’s Childcare Sufficiency Audit are:

- more affordable childcare for families on low incomes
- more holiday provision for all ages
- more places, facilities and trained staff for those children with special educational needs or disabilities
- more flexible childcare arrangements in terms of time and cost
- more affordable under three full-time provision

By increasing their numbers Orange Day Nursery would clearly be addressing many of these points. The nursery provides flexible childcare and has been involved in the ‘Two year old pilot’ providing childcare places for two year olds from disadvantaged families.

In July of this year Orange Day Nursery received an integrated Ofsted inspection which reported that the quality of care is good and the quality of the nursery education is satisfactory. The manager of this nursery is very experienced and together with her staff they are working hard to continually improve their practice.

During my visits to the nursery I have noticed that the children appear to be happy and settled supported by the practitioners when separating from their parent/carer. The nursery is organised and there is a clear structure to the daily routine.

The nursery has kindly agreed for members of the Early Years Quality and Inclusion team to hold meetings for all private nurseries in the borough.'

Ofsted – 'The quality and standards of the care are good. The registered person meets the National Standards for under 8s day care and childminding. The quality and standards of the nursery education are satisfactory.' (Inspection report dated 15 July 2008)

LBH Environmental Services –Noise - 'I have looked at our records and can confirm that we have had no complaints regarding noise from that address, and therefore have no objection to the continuous use as is.'

## **RELEVANT PLANNING POLICY**

CW1 New Community / Health Facilities  
UD3 General Principles  
SPG 11b Buildings Suitable for Community Use

## **ANALYSIS / ASSESSMENT OF THE APPLICATION**

The site was originally granted planning permission for a day nursery on temporary basis for one year at Committee on 27 June 2005. It has since been granted permission for the renewal of the use in December 2007, which was also on temporary basis for one year. The current application is seeking planning permission for continuation of the day nursery use.

The main issues relating to the application are:

- 1) Location of day nurseries within Haringey
- 2) Amenity impact on existing occupiers and the locality
- 3) Parking and traffic congestion

### 1) Location of day nurseries within Haringey

The site, which comprise of a large terrace property, is located within close proximity to Wood Green Town Centre. The proposal would retain residential use in form of 1bedroom flat and provide a safe & secure area for the children to play in to the rear of the property. It has existing off-street parking space for carers to drop off children and to pick them up.

The area is well served in relation to public transport with several bus links and Turnpike Lane/Wood Green tube stations in close proximity. Policy CW1 ' New Community/Health Facilities' encourages the location of community facilities where it can be easily reached by walking or by public transport. Also it is considered that the proposed use would meet local needs and would enable carers, in particular women to earn a living. It is therefore considered that the site and its location so closely to the availability of public transport would be appropriate to meet the needs of

the carers in the Borough. The proposal is considered to be in line with Policy CW1 'New Community/Health Facilities' and SPG 11b 'Buildings Suitable for Community Use', which encourages the provision of day nurseries at appropriate location.

2) Amenity impact on existing occupiers and the locality

The hours of operation would be between 8.00am and 6.00pm, Monday to Friday and a condition has been attached to this report to retain the number of children to 30, which would minimise any adverse impact on existing occupiers and the locality. The area is a Town Centre location; as such it is considered that the existing traffic noise levels would not significantly increase. Also the day nursery opens at 8.00am, when it is considered that nearby residents would be preparing for work and as such would not be unduly disturbed.

The site has the benefit of 'Ducketts Common' open space and also the out door play area would be at the rear of the property and any noise generated would be during day- time hours. Play times are staggered with a few children at a time to further reduce adverse noise impact on nearby occupiers. The nursery has now been running for a year and the Council's Environmental Service has not had any reported noise problems. Therefore the level of noise generated from the proposal is considered to be minimal in line with SPG 11b 'Buildings Suitable for Community Use'.

3) Parking and traffic congestion

The scheme provides off-street parking for four vehicles, which is considered to be adequate for this location. Transportation has no objections on highway and transportation grounds subject to the number of children not exceeding 30. Also provided that, the frontage of the property is kept free during operating hours to enable carers with vehicles to drop off and collect children in order to minimise disruptions of traffic on the highway. Conditions have been attached to this report to ensure that these requirements are adhered to.

Comments received from consultation and the Council's response

There have been no objections received from local residents.

## **SUMMARY AND CONCLUSION**

The day nursery use has been running for a year since first approved at Committee on 27 June 2005. There have been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following policies CW1 'New Community/Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use'. Therefore it is recommended that the proposed continuation of Day Nursery use on the site is approved.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Registered No. HGY/2008/1894

Applicant's drawing No.(s) 02.05.01e, 02e, 03d, 04c, 05d & 06c.

Subject to the following condition(s)

1. Notwithstanding the figures for children numbers shown on the approved drawing no more than 30 children including babies under 12 months, shall occupy the premises at any one time.

Reason: In order to limit the total number of occupants in the interests of the amenity of current and future occupants in the premises and locality.

2. The use hereby permitted shall not be operated before 0800 or after 1800 hours on Mondays to Fridays and not at all on Saturdays and Sundays.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

3. That the parking spaces shown on the frontage shall be provided prior to the commencement of the use and permanently retained to the satisfaction of the Local planning Authority and be kept free during operating hours, for vehicles to drop off and collect children and shall be permanently retained and used in connection with the use.

Reason: In order to ensure that the approved standards of provision of garages and parking spaces are maintained.

4. That the Day Nursery shall be implemented in strict accordance with the recommendations contained in the letter dated 26 October 2006 from Bhavna Patel.

Reason: In order to ensure a satisfactory standard of accommodation.

## **REASONS FOR APPROVAL**

The day nursery use has been running for a year since first approved at Committee on 27 June 2005. There has been no recorded noise problems resulting from the use. The Council's Children's Service supports the use and the location is considered to be well suited. Transportation Group has commented that they have no objections on highway and transportation grounds. Accordingly the proposal is considered to be consistent with the following Policies CW1 'New Community / Health Facilities', UD3 'General Principles' and SPG 11b 'Buildings Suitable for Community Use' of the Haringey Unitary Development Plan.