

REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE

Reference No: HGY/2006/1222

Ward: Harringay

Date received: 16/06/2006

Last amended date:

Drawing number of plans 02.05.01e, 02e, 03d, 04c, 05d, 06c

Address: 24 Willoughby Road N8 0JE

Proposal: Renewal of planning permission for erection of single storey and two storey rear extensions and rear dormer window, and change of use to day nursery

Existing Use: residential/nursery **Proposed Use:** residential/ nursery

Applicant: Mr & Mrs Patel

Ownership: private

PLANNING DESIGNATIONS

ROAD - BOROUGH

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 has existing garage to the side.

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.

DETAILS OF PROPOSAL

Renewal of planning permission to change the use of the property to day nursery and the erection of single storey and two storey rear extension and a rear dormer window.

CONSULTATION

Ward Councillors
20 - 29 Willoughby Road
115 -119 Sydney Road
Transportation
LBH – Children’s Service

RESPONSES

Residents of No. 27 Willoughby Road - objects on the grounds of loss of light, disruptions to lifestyle, overlooking & loss privacy and noise.

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 28 vehicular trips during the am peak with limited stopping area for vehicles to stop and drop off passengers without impeding traffic movements. However, it is acknowledged that this proposed development would provide four car parking spaces at the 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 operating hours, for vehicles to drop off and collect children, in order to minimise traffic 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.

RELEVANT PLANNING POLICY

CW1 New Community/Health Facilities

UD3 General Principles

UD4 Quality Design

SPG 3a Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes.

SPG 11b Buildings Suitable for Community Use

ANALYSIS/ASSESSMENT OF THE APPLICATION

The site has previous planning approval for an identical scheme, which was granted on temporary basis for one year, at Committee on the 27 June 2005. It was for the change of use of the property to day nursery and the erection of a single storey and a two storey rear extension as well as the erection a rear dormer window. The scheme also retained a residential unit on the upper floor. That planning permission has not been implemented due the lengthy process of obtaining party wall agreements with adjoining properties etc. The current application is seeking renewal of the scheme approved in 2005.

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.

Ofsted is a national organisation, which does not get directly involved at the planning process stage, apart from issuing guidance books on

national standards for care of children under five. However, the Council's Early Years Service assist in ensuring that proposed nursery facilities meet Ofsted requirements. The applicant has stated that recommendations from the Council's Early Years Service were incorporated in the designing of the internal layout of the building.

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 and a condition has been attached to this report to reduce 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. Therefore the level of noise that would be generated from the proposal is considered to be minimal in line with SPG 11b 'Buildings Suitable for Community Use'.

The proposed two storey infill extension would not extend beyond the rear building line and not beyond the flank wall of adjacent building. The proposed rear dormer window is modest to enable headroom for a staircase and a small extension above the garage to the side would not extend beyond the front façade. The proposed single storey rear extension which incorporates an existing boiler room is not considered to be harmful by virtue it's positioning and scale. Therefore the proposal is considered to be consistent with policies UD3 'General Principles', UD4 'Quality Design' and SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.

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

The residents of No 27 Willoughby Road & neighbours have objected to the proposal on the grounds of loss of light, disruptions to living style, overlooking, noise, and inadequate space for manoeuvring and harm to health due to building work. There is no loss of light or overlooking issues in relation to the proposal as the proposed extension would not extend beyond the rear building line or beyond the flank wall of adjacent building. The proposed dormer window is modest and would not overlook any of the adjacent properties. Approval would be subject to a condition to ensure construction is undertaken within reasonable hours.

Transportation Group has stated that they have no objections on highway grounds subject to the provision of 4 car parking spaces and the number of children being reduced to 30.

SUMMARY AND CONCLUSION

The current proposal is identical to the approved scheme for a nursery granted at Committee on 27 June 2005. The location is considered to be well suited for nursery use and the proposed change of use is considered to be acceptable and should not cause significant harmful effects on the locality or existing occupiers. Accordingly the proposal is considered to be consistent to the following policies CW1 'New Community/Health Facilities', UD3 'General Principles', UD4 'Quality Design' and SPG 11b 'Buildings Suitable for Community Use'. Approval is recommended.

RECOMMENDATION

GRANT PERMISSION

Registered No. HGY/2006/1222

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

Subject to the following condition(s)

1. That this permission shall be for a limited period expiring on 30 October 2007 when the use hereby approved shall be discontinued and determined and the land reinstated to the satisfaction of the Local Planning Authority.
Reason: In order to enable the Local Planning Authority to review and assess the use following experience after a period of operation.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
4. 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.
5. 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.
6. 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.

REASONS FOR APPROVAL

The current proposal is identical to the approved scheme for a nursery granted at Committee on 27 June 2005. The location is considered to be well suited for nursery use and the proposed change of use is considered to be acceptable and should not cause significant harmful effects on the locality or existing occupiers. Accordingly the proposal is considered to be consistent to

the following policies CW1 'New Community/Health Facilities', UD3 'General Principles', UD4 'Quality Design' and SPG 11b 'Buildings Suitable for Community Use'. Approval is recommended.