

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2014/3466	<b>Ward:</b> Seven Sisters
<p><b>Address:</b> Tewkesbury House 2 Pulford Road N15 6SP</p> <p><b>Proposal:</b> Erection of a new conservatory to nursery building</p> <p><b>Applicant:</b> Steve Barnes, Haringey Council</p> <p><b>Ownership:</b> Haringey Council</p> <p><b>Case Officer Contact:</b> Paul Roberts</p>	
<p><b>Date received:</b> 10/12/2014</p> <p><b>Drawing number of plans:</b> TR/01/01</p>	
<p><b>PLANNING DESIGNATIONS:</b></p> <p>Not in a Conservation Area Not a Listed Building</p>	
<p><b>1.1</b> This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The principle of additional nursery facilities is welcomed</li> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• The design and appearance of the proposal is acceptable</li> <li>• There would be no significant impact on traffic movements or parking locally</li> </ul>	

## **2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions:

1. Implementation within 3 years
2. In accordance with approved plans

Informatives:

1. Co-operation
2. Hours of Construction

In the event that members choose to make a decision contrary to the officer's recommendation, members will need to state their reasons.

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### **3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

#### **3.1 Proposed Development**

3.1.1 The proposal involves the erection of a single storey conservatory addition to the existing building. The extension would be located to the rear of the building and would have a pitched roof.

3.1.2 The proposed building will operate as a nursery for up to 24 2-year old children, split into morning and afternoon sessions of 12 children in each session.

#### **3.2 Site and Surroundings**

3.2.1 The subject building is a two storey, detached building located on the southern side of Pulford Road. The site adjoins Tiverton Primary School.

3.2.2 The site was previously run by a private group as a child's art group and toy library.

3.2.3 The building is not listed nor is it located in a conservation area.

#### **3.3 Planning and Enforcement History**

3.3.1 HGY/2005/1974 - Change of use and associated works for conversion of caretakers house into an early years education centre. APPROVED – 20/12/2005.

### **4.0 CONSULTATION**

4.1 The following were consulted regarding the application and the following responses were received:

- Adjoining neighbours;
- Ward Councillors; and
- LBH Transportation.

## **5.0 RESPONSES**

5.1 LBH Transportation: No objection.

## **6.0 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main issues in respect of this application are considered to be:

- Principle of development
- Design and appearance
- Impact on the amenity of adjoining occupiers
- Transportation

### **6.2 Principle of Development**

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.2.2 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. London Plan policy 3.18 lends support to proposals which enhance education provision and serve to meet the demands of a growing population. Local Plan policy SP16 seeks to ensure the appropriate improvement and enhancements of community facilities.

6.2.3 As stated, planning permission was granted in 2005 for the use of this building as a children's centre, with the building more recently being used as a children's art group and toy library. The operators, the Triangle Children's Centres, ceased operating at the site at the end of 2014.

6.2.4 In planning use class terms, the use of the building as a nursery is the same as the previous use (Use Class D1) and as such the principle of the use has already been established. The assessment of this proposal is primarily concerned with the notion of extending such a facility and the impact it has on neighbouring residents and other occupiers.

6.2.5 This proposal is set against the context of the increased pressure on educational facilities in Haringey. Since September 2013, all local authorities have had a statutory duty to fund free early years places for the most disadvantaged two year olds using nationally prescribed criteria. The

programme is designed to attempt to even out the significant differences that exist between children in terms of school readiness based largely on wealth and opportunity. Free entitlement in this sense offers each eligible child 15 hours per week of early education, up to a maximum of 570 hours per year. The requirements for places was estimated at 882 two year olds from September 2013 this increased to 1,790 from September 2014 and beyond.

6.2.6 This extended facility would serve to assist the Council's objective of enabling every child in the Borough to have the best start in life. The scheme will also safeguard employment use on the site to the tune of 4 jobs, which is welcomed. In planning policy terms the principle of development is accepted.

### 6.3 Design and Appearance

6.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3.2 The proposal involves the erection of a 5.9 metre deep single storey (with a pitched roof) conservatory which ranges from 2.2m to 3.4m in height. The conservatory will replace an existing lean-to structure at the rear. The scale and location of the extension is not considered significant in the context of the site and the wider surroundings. The conservatory extension will be set behind the existing building and would appear in scale and form subservient to the main building.

6.3.5 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

### 6.4 Impact on the amenity of adjoining occupiers

6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.4.2 The extension will be set some 9 metres away from the rear boundary of the neighbouring residential block. The nearest habitable room windows are approximately 10 metres. There will be no consequential loss of outlook or light for neighbouring residents.

6.4.3 There will be an increased number of children and parents entering the site, however the numbers are not significant (24 children) in the wider context of the non-vehicular movements associated with this site, the previous comparable use and that of the adjoining school.

6.4.3 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6 and no objections have been received from neighbouring properties.

## 6.5 Transportation

6.5.1 The proposed site is located in an area with a low public transport accessibility level (PTAL2).

6.5.2 The Council's Transportation team has reviewed the submission and assessed the traffic impacts in the wider area. The increase in the size of the facility will lead to a negligible increase in potential traffic generation at the site as compared to the existing situation and nurseries for this area typically have a small catchment area with most parents arriving on foot. Moreover, a number of the trips associated with this site will likely be linked to the adjoining Tiverton Primary School and it is felt that this development would likely lead to higher car occupancy levels.

6.5.3 Overall, the scale of the development is unlikely to generate any significant increase in traffic and parking demand which would have any adverse impact on the local highway network in the area surrounding the site. The proposal is therefore considered to be acceptable and in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

## 7.0 **CIL APPLICABLE**

7.1 Given that the proposal relates to an educational establishment, neither Mayoral nor Haringey CiL apply.

## 8.0 **CONCLUSION**

8.1 The proposal is seen to be a complementary in-fill development to the surrounding townscape, utilising a currently underutilised piece of land to provide additional and needed nursery provision for 2 year old children in Haringey, without undermining neighbouring amenity. Given the above, this application is recommended for APPROVAL.

## 9.0 **RECOMMENDATION**

9.1 GRANT PLANNING PERMISSION subject to the following conditions and informatives:

### **Conditions**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: TR/01/01

Reason: In order to avoid doubt and in the interests of good planning.

**Informatives:**

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

## 10.0 APPENDICES

### APPENDIX 1 – Consultation responses

No	Stakeholder	Questions/Comments	Responses
1	LBH Transportation	No objection	



APPENDIX 2 – Plans

SITE LOCATION PLAN

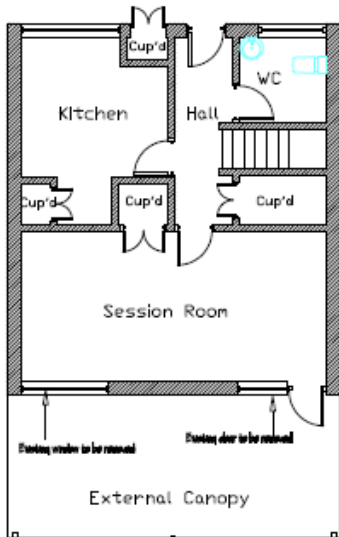


# Aerial Photograph

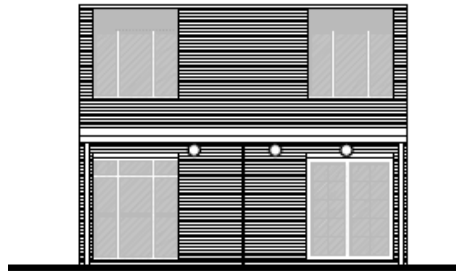
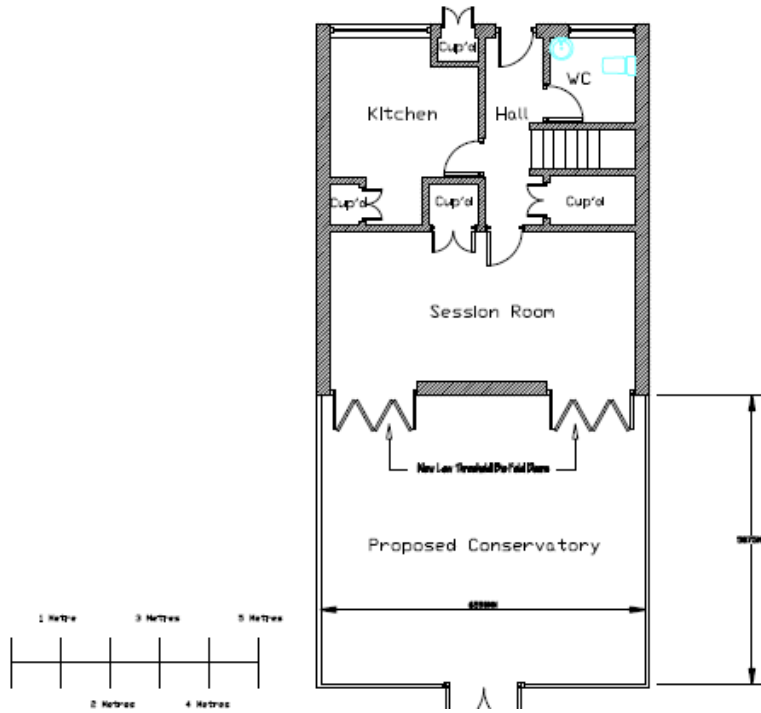


# Plans

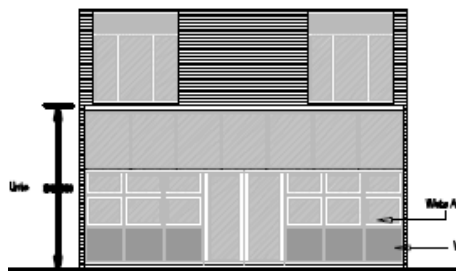
Existing



Proposed



EXISTING REAR ELAVATION  
SCALE 1: 50



PROPOSED REAR ELAVATION  
SCALE 1: 50