

P/13/0785/CU

FAREHAM NORTH

THE CHILDRENS HOUSE

AGENT: THE CHILDRENS
HOUSE

CHANGE OF USE FROM ALARM COMPANY OFFICE (USE CLASS B1) TO A
CHILDRENS DAY NURSERY (USE CLASS D1)

239 WEST STREET FAREHAM HAMPSHIRE PO16 0HZ

Report By

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Site Description

This application relates to a semi-detached two storey building within the urban area to the north of West Street. The site lies within the town centre boundary at the western end close to the roundabout at the junction of West Street with the A27 and adjacent to Western Court. The building is currently vacant but was previously used by an alarming company for office purposes. The frontage is hardsurfaced and there is a driveway to the western side of the building which provides access to further car parking to the rear.

Description of Proposal

Planning permission is sought for a change of use of the building from Business Use (Use Class B1) to a Children's Day Nursery (Use Class D1). The nursery is proposed to accommodate up to 30 children within the age range of 0-30 months. The applicant currently operates the Childrens House Day Nursery at No.207 West Street which was granted planning permission (P/08/1274/FP) in 2009 for up to 50 children. The intention is to relocate the younger children to the application site with the older children remaining at the existing premises.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

No. 207 West Street: -

P/08/1274/FP

**ALTERATIONS AND EXTENSIONS [INCLUDING CHANGE OF USE
OF GROUND FLOOR FROM CLASS A3 RESTAURANT TO CLASS
D1(B) PRE-SCHOOL NURSERY] WITH FOUR SELF CONTAINED
FLATS AT FIRST & SECOND FLOOR LEVEL**

PERMISSION 29/01/2009

Representations

One letter has been received objecting on the following grounds;

- Aldi is a fair distance for children to be brought and collected

- Western Court may be used as an easy drop off point with a convenient pedestrian access to West Street

Consultations

Director of Planning & Environment (Highways) - No objection subject to provision of car parking in accordance with submitted plan, the relocation of the existing access gates and unrestricted access to the car parking between the stated hours.

Director of Regulatory & Democratic Services (Environmental Health) - There are currently some concerns regarding the noise report that has been submitted which should take into account worst case scenarios. Further clarification should also be sought on the noise monitoring which has taken place at the existing premises if this is to be relied on.

Director of Regulatory & Democratic Services (Contaminated Land) - If a soft landscaped play area is proposed then site investigation will be required due to the former use as a printers bookbinders and a nearby garage.

Planning Considerations - Key Issues

The principle of the change of use is acceptable within a town centre location and therefore the main considerations in the determination of this planning application are highways and the impact of the proposal on residential amenity.

Highways

The applicant has carried out a travel survey on the existing parents of the nursery at 207 West Street which suggests that 85% of children arrive on foot. The parents of the remaining 15% are able to park in the Aldi car park or within the layby outside the nursery to drop off or collect their children. Aldi agreed to this informal arrangement at the time planning permission was previously granted. As the site was in a sustainable location it was considered that staff could easily travel to work by public transport or park in the long stay public car parks available within the town centre.

As the building subject to the current application lies on the outskirts of the town centre it is proposed that one car parking space is provided on the frontage for parents which would be accessible throughout the day. There would be three further parent parking spaces to the rear of the building in addition to two staff parking spaces. There would be restricted access to the parking spaces to the rear of the building at certain times of the day as this area would also be used for outdoor play. The staff parking spaces have been located at the far end of the site to enable this. The access gates to the side of the building would be secured between the hours of 10.15am-11.45am and 1.15pm-3.45pm. Parents would be made aware of this by the nursery when registering their children. Presently most of the children that would be relocated to the application site attend nursery for whole day sessions although the gates would be opened for a period at lunch time to allow any children attending half day sessions to be collected. In addition to the on-site car parking there is also short term car parking available in Maytree Road opposite or parking continues to be available within the Aldi car park.

As the proposal is for a limited number of children and in light of the sustainable town centre location it is considered that the car parking provision is sufficient and there is no highway objection subject to conditions.

Impact on Residential Amenity

The building is semi-detached and the adjoining property is in residential use. There are three nursery rooms proposed at ground floor level with an additional three rooms at first floor level together with staff/office facilities. In order to minimise any potential noise disturbance the four largest nursery rooms would be set away from the party boundary with only the two smaller rooms being adjacent to the party wall.

It is considered that the former use of the building by an alarming company would have generated a significant amount of commercial vehicle movements to the rear of the site. It is therefore not considered that the vehicle movement's associated with the nursery would be detrimental to residential amenity in terms of noise and disturbance. Whilst there are residential properties surrounding the application site it is also recognised that this is a town centre location adjacent to a main road and within close proximity to the railway line and fire station and therefore background noise levels are higher than is typical.

A noise assessment has been submitted to examine the potential for noise disturbance from both within the property and from use of the external play area. The Council's Environmental Health Officers are currently not entirely satisfied with the contents of this report. An updated report has been requested and an update on this matter will be provided at the committee meeting.

Whilst the occupants of the adjoining property have provided written confirmation that they have no objection to the proposed change of use the Local Planning Authority would seek to ensure that this property is not exposed to unreasonable levels of noise disturbance in the interests of any future residents and to reduce the possibility of future noise complaints.

Recommendation

Subject to receipt of updated noise report to the satisfaction of the Council's Environmental Health Officer by 20 November 2013

PERMISSION; Use as a day nursery only; Opening Hours 08:00am-6pm Mon-Fri; Max 30 children; Age range 0-30 months only; Parking; Cycle/Buggy Parking; Relocation of Access Gates; Access Gates to remain open at stated times; Enclosure of Frontage in accordance with approved plan; Details of Surfacing/Enclosure of Outdoor Play Area to be submitted; Max 10 children to Use Outdoor Play Area at any time

Notes for Information

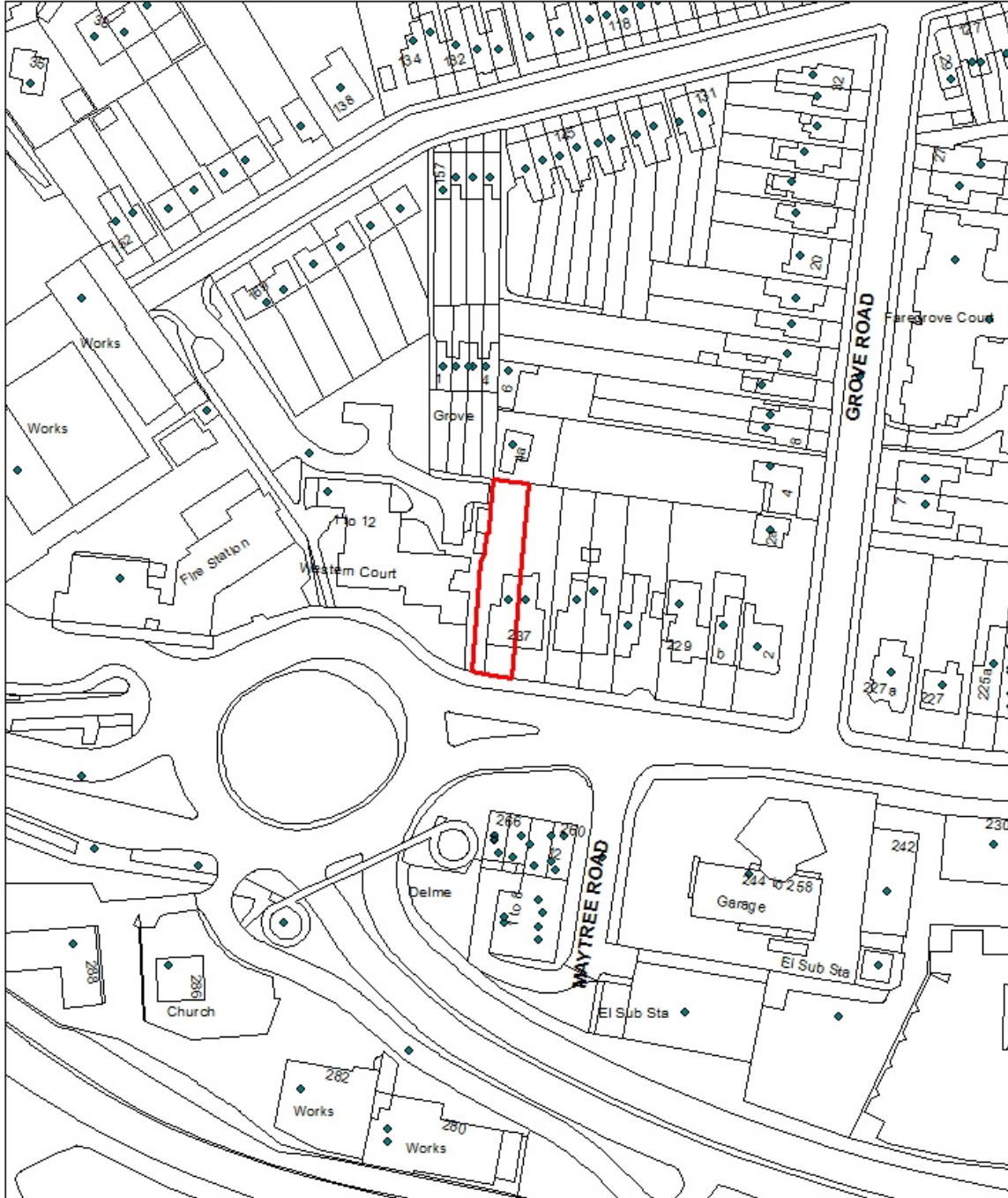
Please note that the childrens nursery at No.207 West Street is subject to planning condition 7 of P/08/1274/FP which limits the number of children present to a maximum of 50.

Background Papers

P/13/0785/CU

FAREHAM

BOROUGH COUNCIL



239 WEST STREET
SCALE: 1:1,250

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