 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
	AUTHOR:	Stephen Andrews
	TELEPHONE:	01737 276 514
	EMAIL:	Stephen.andrews@reigate-banstead.gov.uk
AGENDA ITEM:	14	WARD: Redhill

APPLICATION NUMBER:	12/01563/F	VALID:	14 th September 2012
APPLICANT:	Asquith Nurseries Ltd	AGENT:	CMC Projects LLP
LOCATION:	ASQUITH COURT NURSERY BRIDGE HOUSE, ASYLUM ARCH ROAD, REDHILL		
DESCRIPTION:	Proposed single storey rear extension and garden works to existing nursery building.		
DRAWING NUMBERS:	4247:01:00; 02:00; 03:00;04:00		

SUMMARY

Planning permission is sought for the extension of an existing children’s nursery school building. The extension would be single storey in height and would be located to the rear of the main building.

The site is located within the Green Belt where there is a presumption against inappropriate development, which includes disproportionate additions, unless the very special circumstances outweigh any harm.

The report concludes that the extension is of a size that would challenge the consideration of a disproportionate addition at an increase of 42% over the original building. However, the applicant has put forward very special circumstances, supporting the demand for nursery school places in this location and the need to provide additional space to meet this demand. Therefore, on balance, with the very special circumstances put forward it is considered that these outweigh the limited harm and the application should be supported.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Representations:

Letters were sent to neighbouring properties on 18th September 2012. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is made up of a two storey nursery building with stucco walls and pitched slate roof. There is a second smaller two storey detached building to the east of the main building also providing additional nursery school accommodation. The two buildings are separated by an access drive that leads to a car parking area for the nursery. The main nursery building sits within a large plot with substantial garden area. There are some trees within the site however those of any note are located at the far end of the garden. There are a number of mature trees surrounding the west, north and east perimeter of the site, none of which are shown within the red edge of the site.
- 1.2 The site is located within rural Green Belt with residential development, including flats and houses (Royal Earlswood Park), to the south and a railway immediately beyond the west boundary of the site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the authority for pre-application advice.
- 2.2 Improvements secured during the course of the application: None as the application is considered to be acceptable.
- 2.3 Further improvements could be secured: None

3.0 Relevant Planning and Enforcement History

- 3.1 06/01043/OUT Building three new houses Withdrawn
25/07/2006

- | | | | |
|-----|-------------|--|------------------------|
| 3.2 | 10/00102/F | Variation of condition 2 of planning permission Ref: 99/016070/RM to increase the number of children at the nursery from 73 to 84. | Approved
01/04/2003 |
| 3.3 | 99/16070/RM | Reserved Matters - removal of condition 2 of permission 92/06100/F restricting number of children on the site and increasing number of children on site to 73. | Approved
19/07/2000 |
| 3.4 | 92/06100/F | Change of use to D1 for use as a day nursery for 50 children. | Approved
16/09/1992 |

4.0 Proposal and Design Approach

- 4.1 Planning permission is sought for the erection of a single storey extension to the rear of the nursery building. The nursery would be timber clad with flat roof. It would measure 10.4m in width; 11.4m in depth; with a height of 3.2m. There would be small additional extensions to the side linking the development to the existing building. There would also be an access ramp to the rear. The total floor space of the extension would be 132 square metres.
- 4.2 The extension has been designed to keep the height down and to provide a clear contrast between the extension and the host building.

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt

5.2 Reigate & Banstead Borough Local Plan 2005

Metropolitan Green Belt	Co1
Community Facilities	Cf2

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance	Local Distinctiveness Design Guide
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Other	Human Rights Act 1998
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6.0 Assessment

6.1 The main issues to consider are:

- Design and character
- Neighbour Amenity
- Green Belt
- Access and Parking

Design and Character

6.2 The application proposes a flat roof single storey rear extension with timber clad walls. The design approach would result in a clear contrast between the existing two storey detached nursery building with stucco walls and slate roof. By having a distinct contrast there is a clear separation between the original building and that of the extension it is considered that in this instance it would be appropriate design solution.

6.3 As a result of creating a flat roof addition the scale of the extension is somewhat reduced, given the additional floor space that would be created. This in turn prevents the extension from appearing dominant within the street scene, which is of benefit to the immediate area and its Green Belt designation.

6.4 It is therefore considered that the design approach followed in this instance is acceptable and allows the creation of the additional floor space without creating a development that would be overly large or bulky.

Neighbour Amenity

6.5 The proposed extension by reason of its single storey form, juxtaposition and distance from residential properties would have no materially harmful implications. The proposal would thereby accord with policy Cf2 of the Local Plan.

Green Belt

6.6 Local Plan policy Co1 and Chapter 9 of the National Plan Policy Framework allow for the extension and adaptation of existing buildings, such as this, provided that any extension or addition is not disproportionate to that of the original building. If the extension or alteration is considered to be disproportionate it would be considered to be inappropriate development

harmful to Green Belt openness. If the extension is disproportionate it is necessary to consider any 'very special circumstances' put forward by the applicant that may outweigh harm by reason of inappropriateness. This would be down to the applicant to demonstrate.

- 6.7 The applicant has stated that the existing floor space of the nursery is 313 square metres with the proposed addition adding a further 132 square metres. This equates to a 42% increase in floor space and would be considered to be disproportionate. It is therefore important to establish whether there are any very special circumstances that would outweigh the harm to Green Belt that would otherwise be created through a disproportionate addition.
- 6.8 The applicant has stated within the supporting information that there is need for additional nursery provision and that the extension is required to meet this additional demand. Without the extension the ability of the nursery to meet its future obligations and contribution to the community could be jeopardised.
- 6.9 Having regard to current National Plan Policy it is considered that the viability of the existing business is a material consideration. Having regard to the fact that there is demand for nursery school placements and that the addition is proportionate to the need the application on balance should be supported.

Access and Parking

- 6.10 Whilst the site is within the green belt it is close to the residential housing in Royal Earlswood Park and Earlswood. It is located adjacent to the National Cycle Network route and in view of its location and circumstances it is not considered that any harmful consequences on highway safety or amenity would result as a consequence of the change. The proposal would thereby accord with policies Mo7 and Cf2 of the Local Plan.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 4247:01:00; 02:00; 03:00;04:00

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

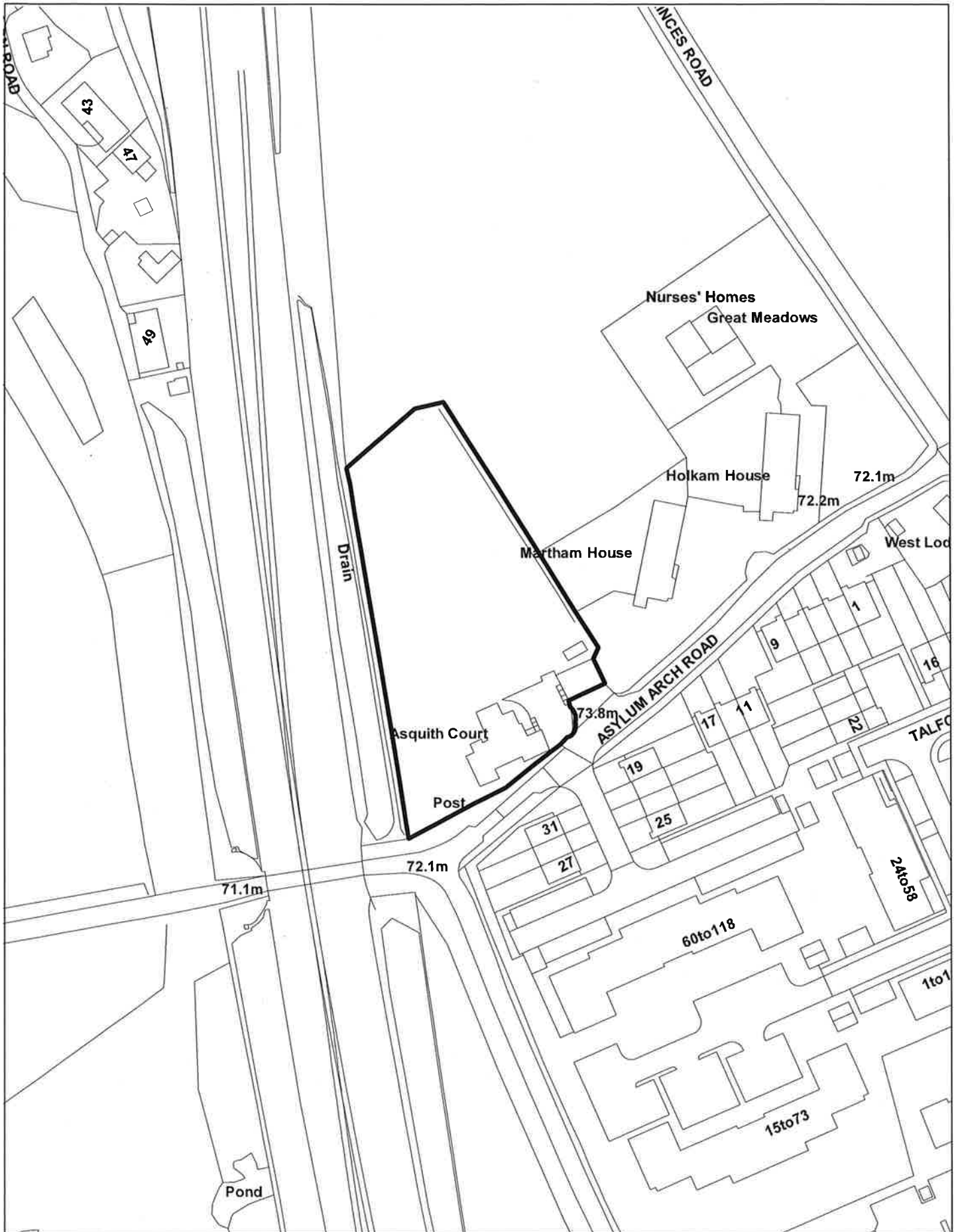
Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2.

REASON FOR PERMISSION

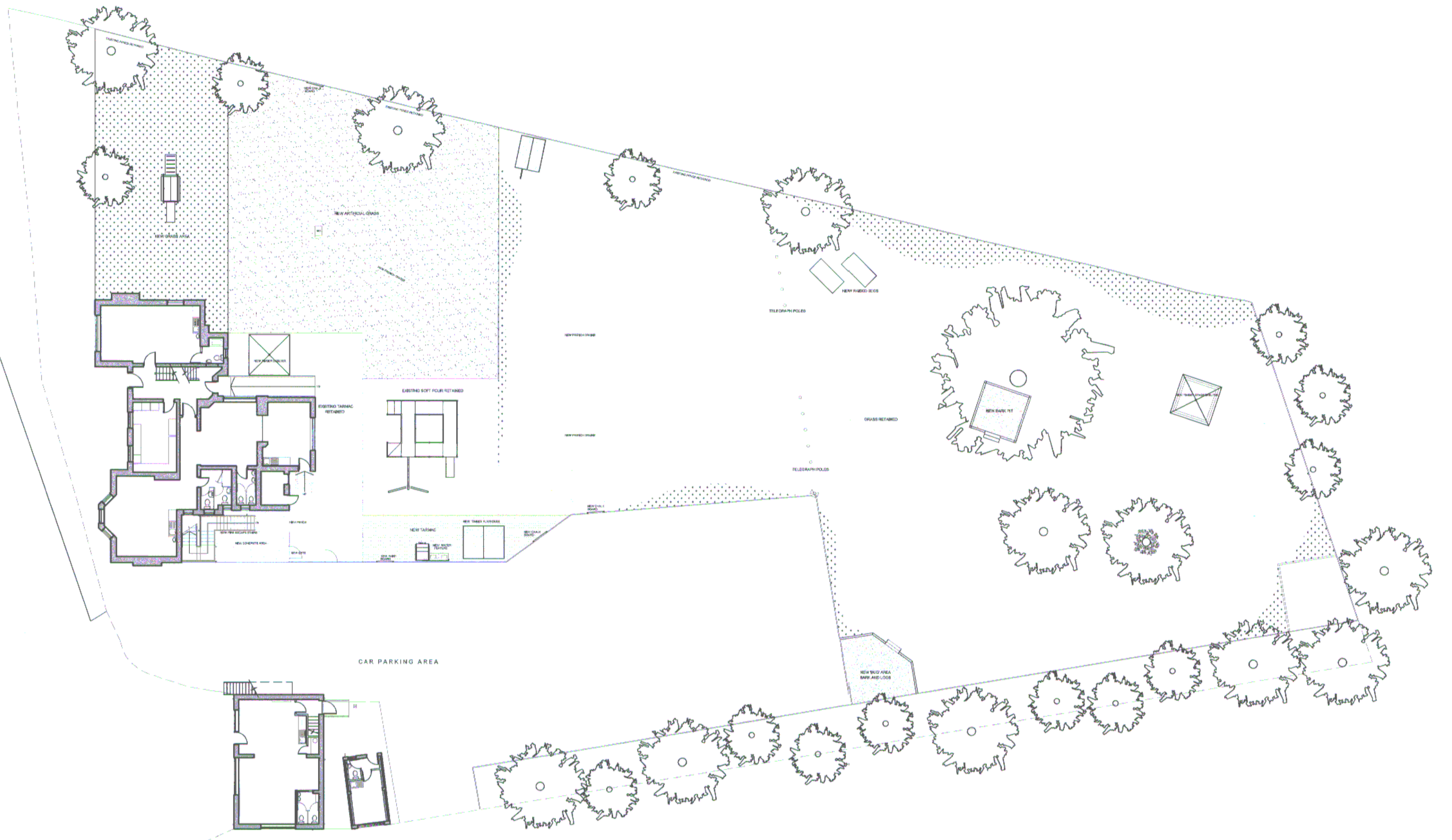
The development hereby permitted has been assessed against development plan policies Mo7, Co1 and Cf2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

12/01563/F - ASQUITH COURT NURSERY, BRIDGE HOUSE,
ASYLUM ARCH ROAD, REDHILL





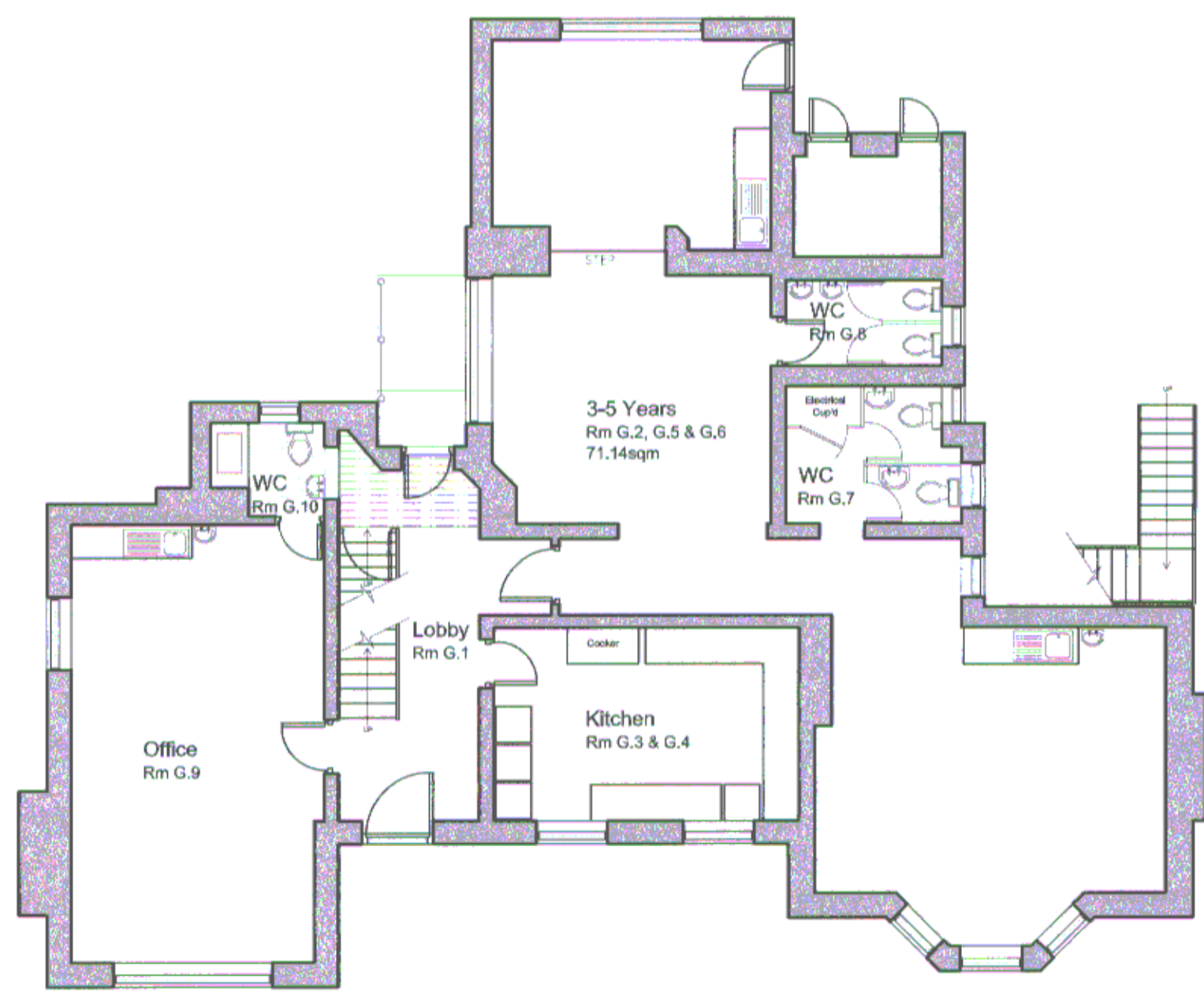
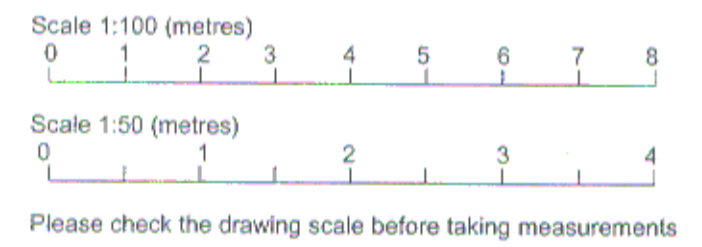
LOCATION PLAN 1:1250



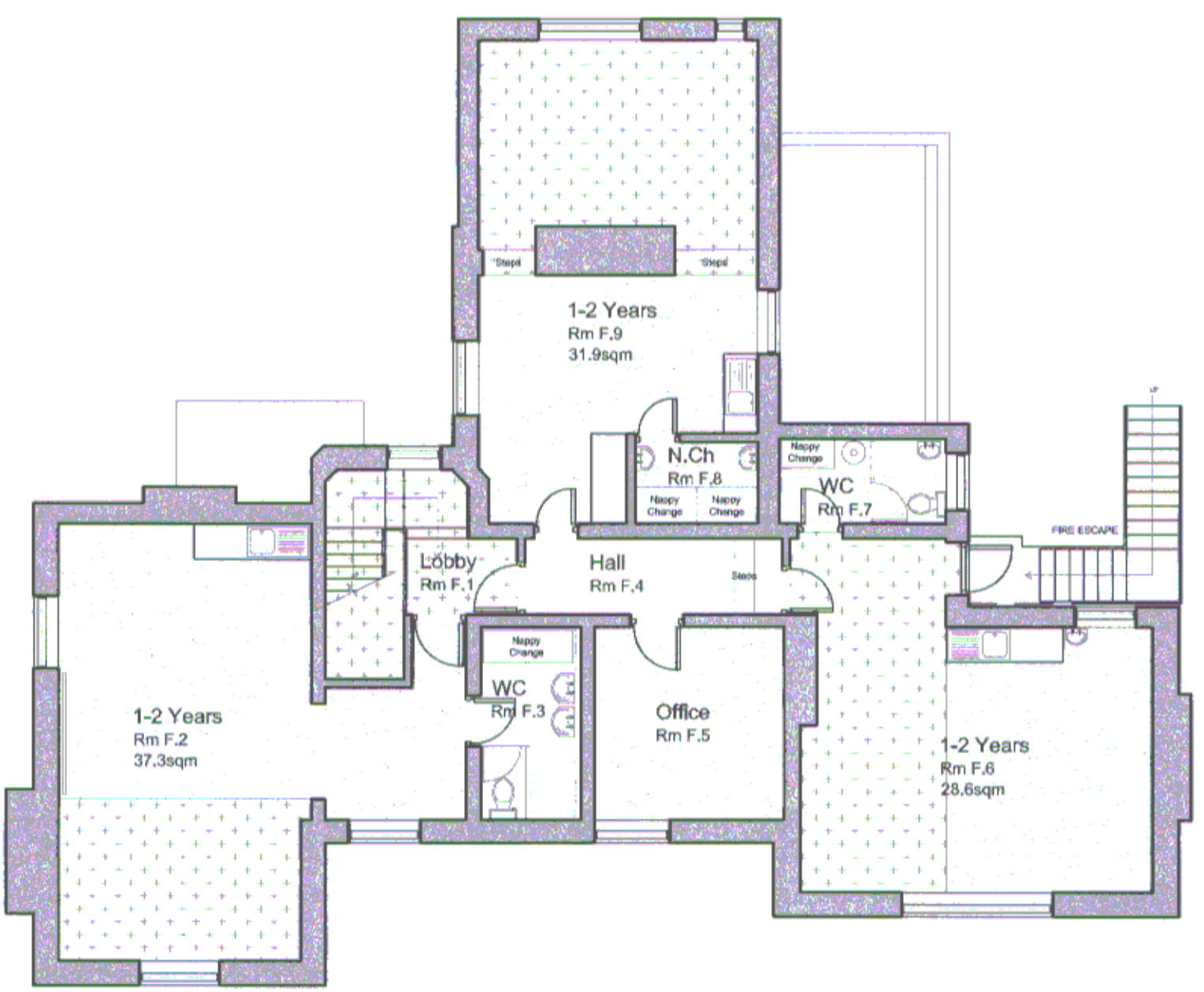
EXISTING GROUND FLOOR LAYOUT AND GARDEN
SCALE 1:200

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G.2 / G.5 / G.6	71.2 SQM	20 CHILDN	29 CHILDN	31 CHILDN	1:3
F.2	37.3 SQM	11 CHILDN	16 CHILDN	16 CHILDN	1:4
F.8	28.8 SQM	9 CHILDN	11 CHILDN	12 CHILDN	1:8
F.9	31.9 SQM	9 CHILDN	13 CHILDN	14 CHILDN	1:8
AG.1 / AG.3	44.0 SQM	12 CHILDN	17 CHILDN	19 CHILDN	1:8
AF.3	43.7 SQM	12 CHILDN	17 CHILDN	19 CHILDN	1:8
Total No. Children		28 CHILDN	34 CHILDN	31 CHILDN	
Staff required		12 STAFF	9 STAFF	4 STAFF	

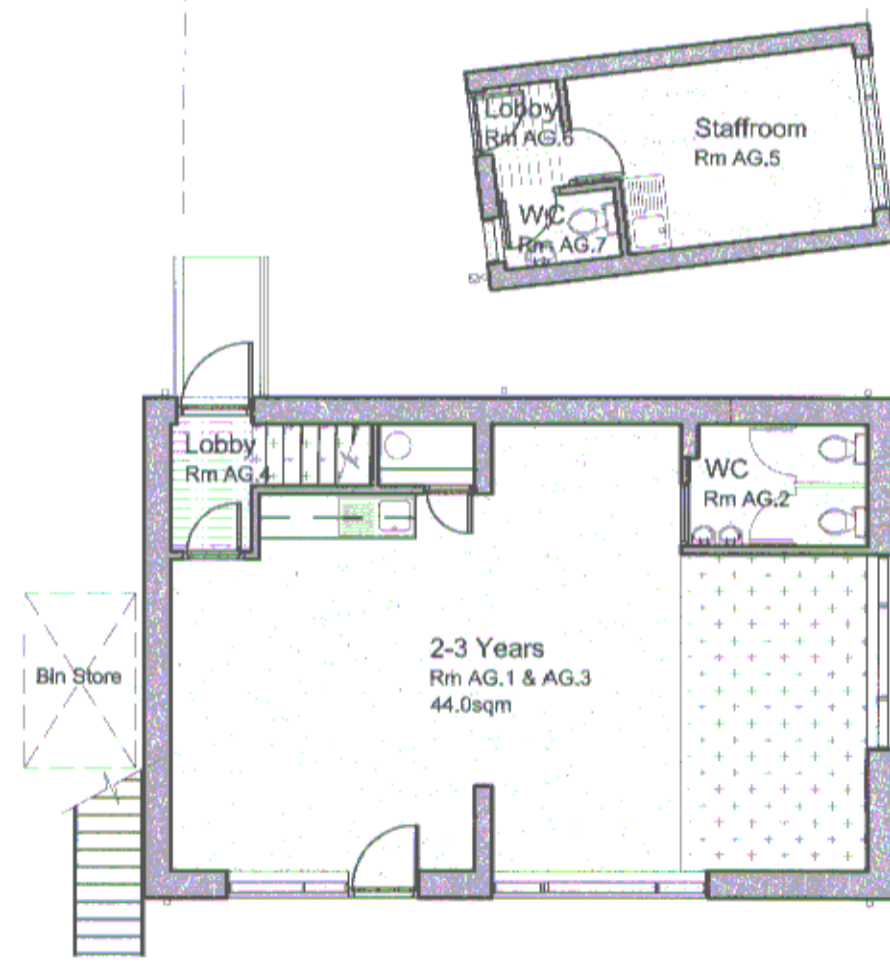
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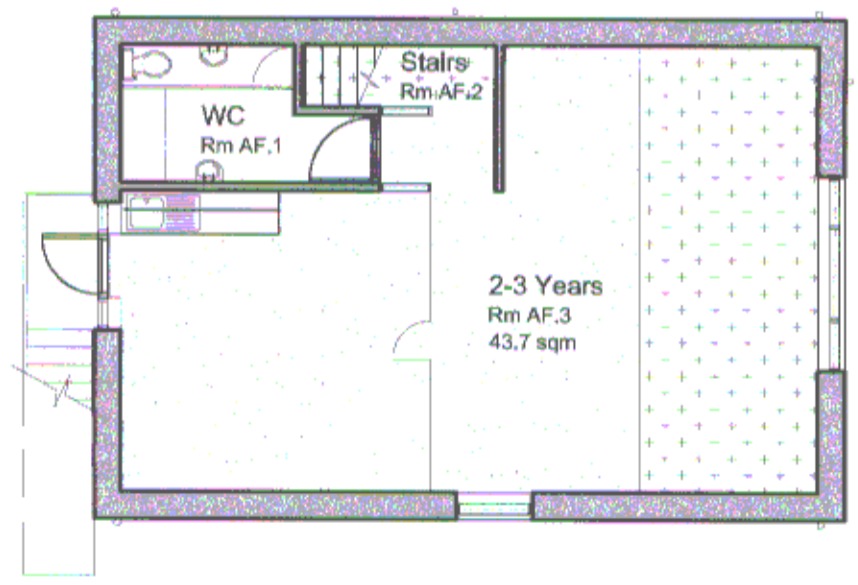
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



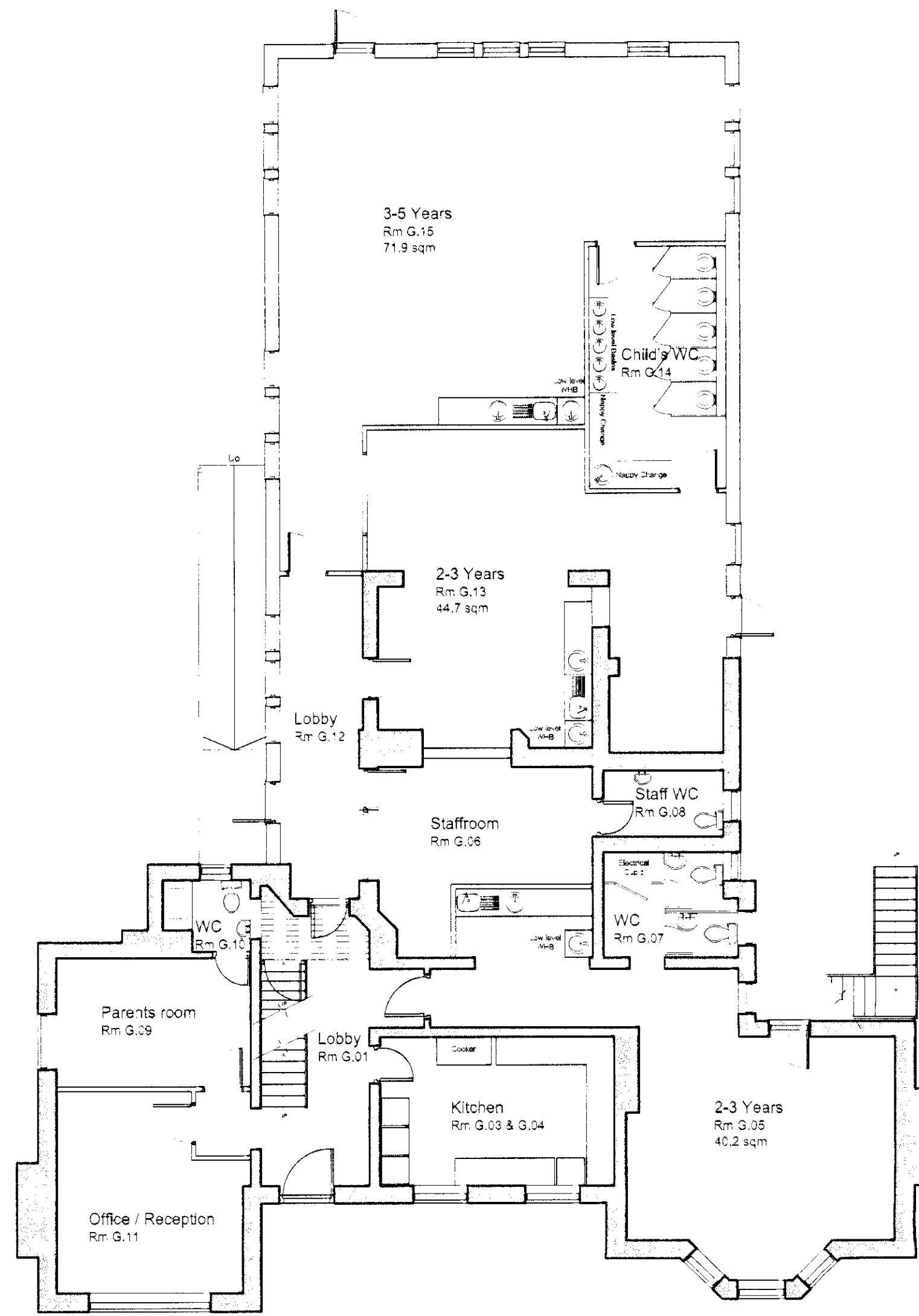
EXISTING GROUND FLOOR PLAN - ANNEXE
SCALE 1:100



EXISTING FIRST FLOOR PLAN - ANNEXE
SCALE 1:100

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					drawn by:		checked by:		scale:	revision:	
					Aug '12	DW	AC		VARIOUS@A1	00	

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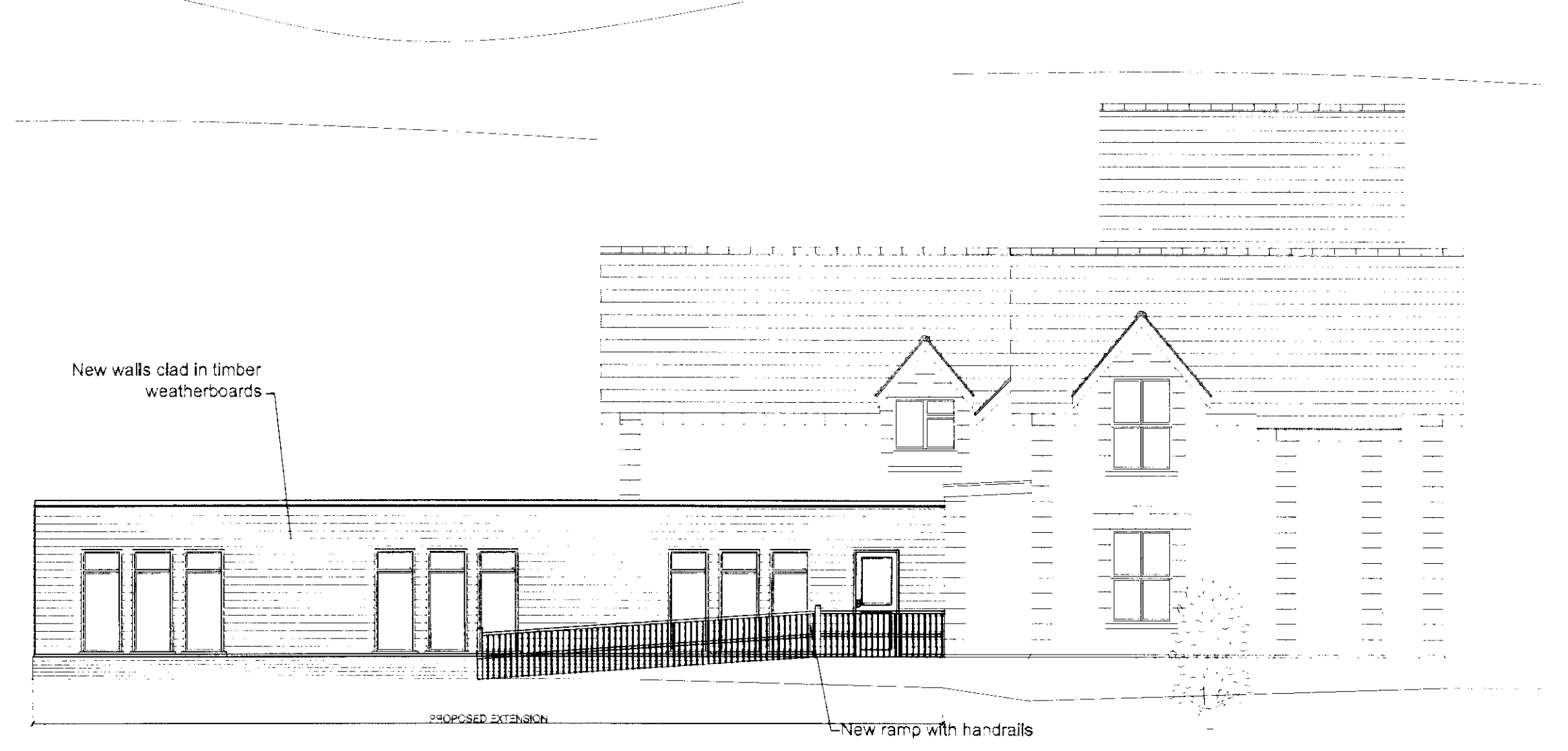


PROPOSED GROUND FLOOR PLAN

SCALE 1:100



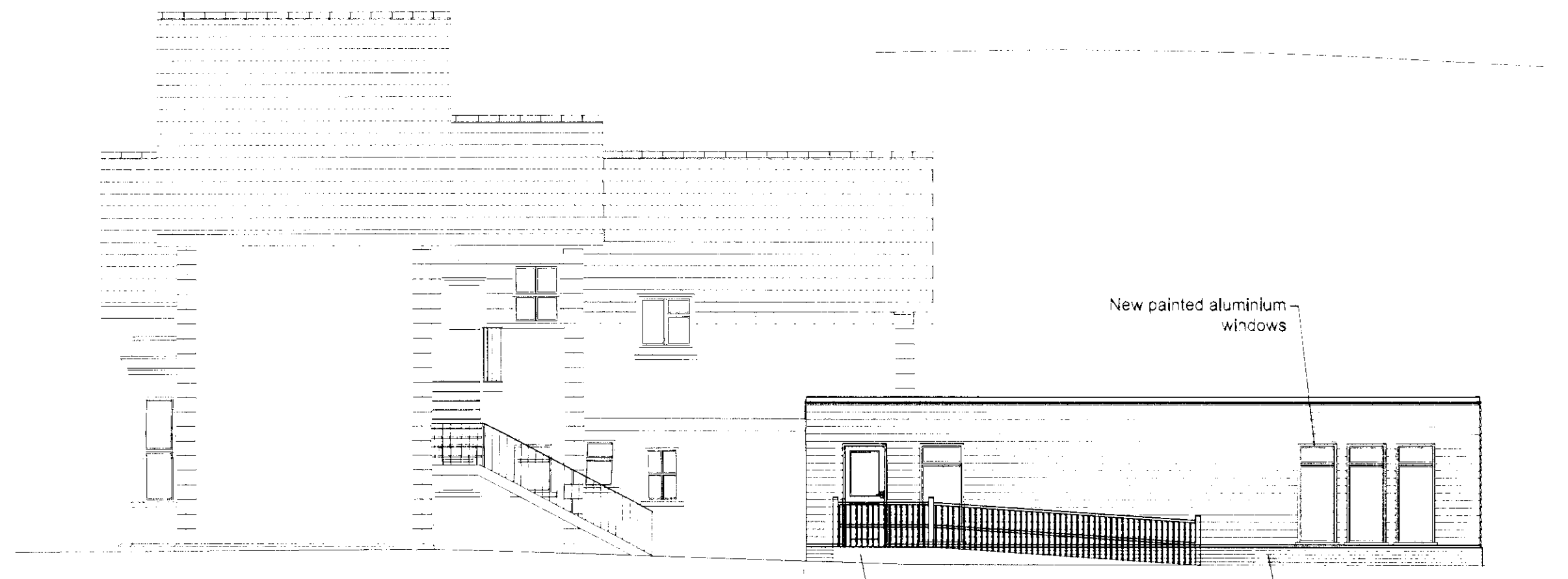
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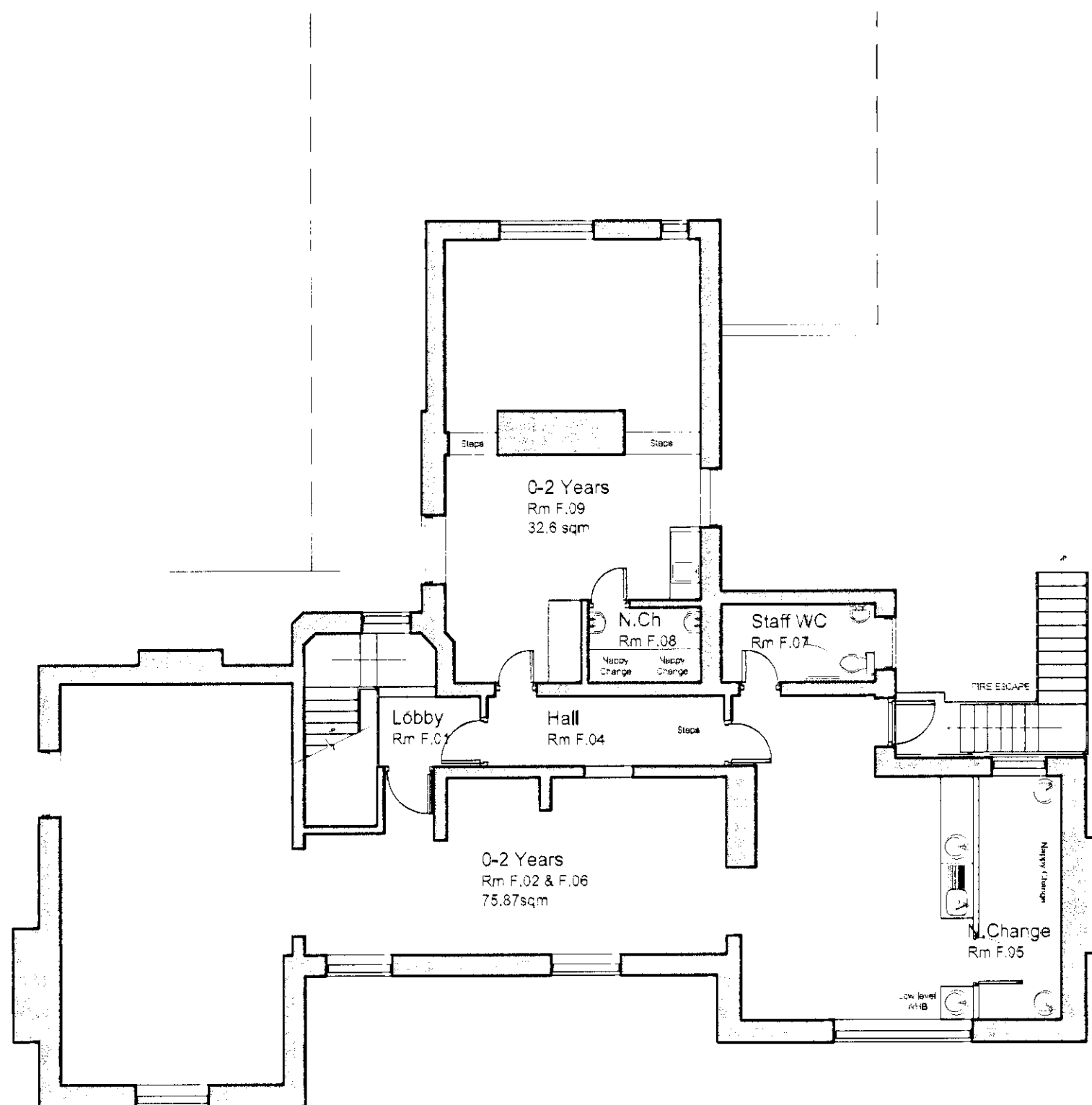
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FRONT ELEVATION - 1:100

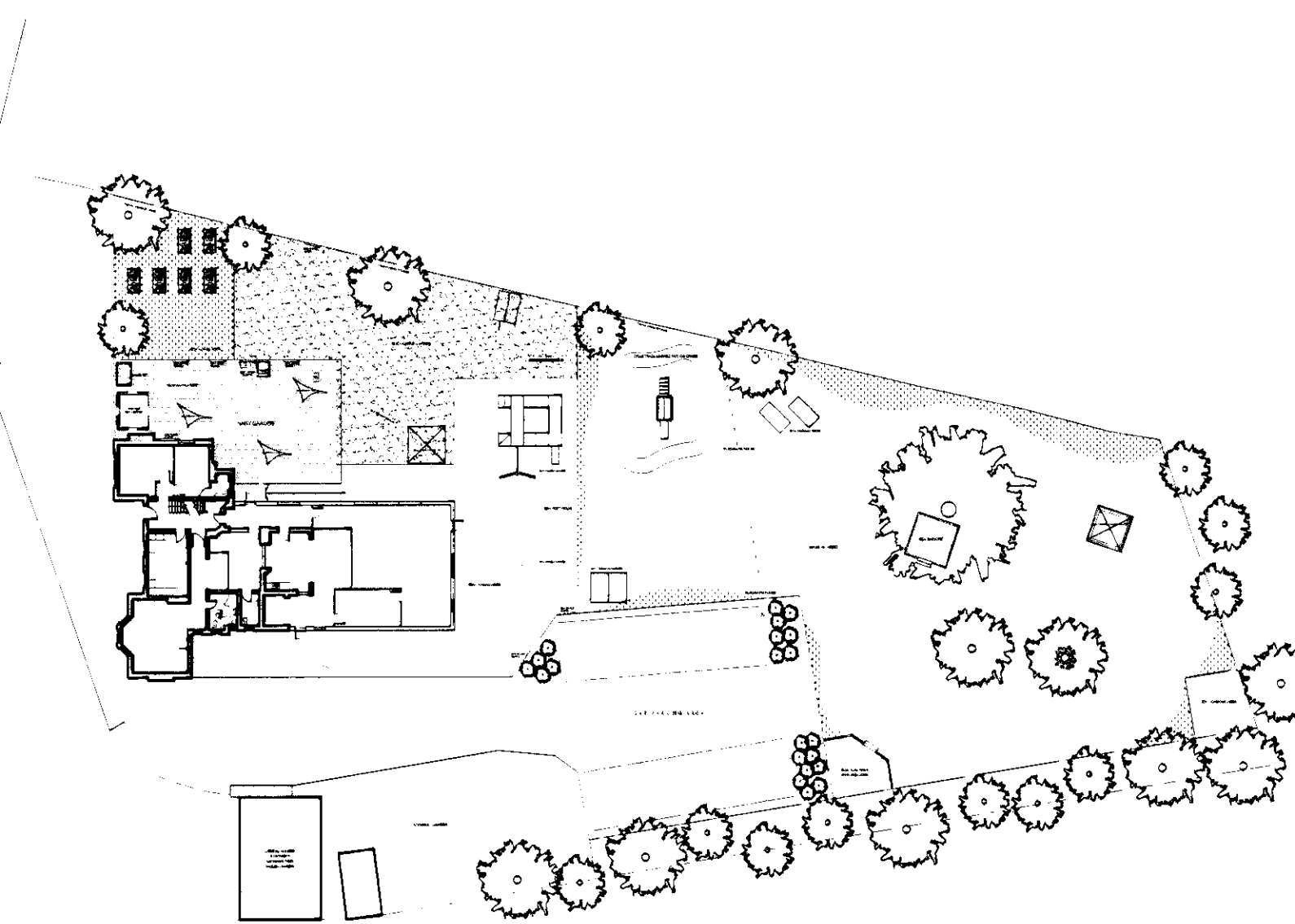


PROPOSED SIDE ELEVATION - 1:100



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

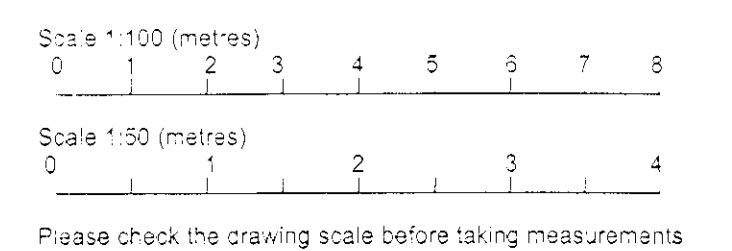


PROPOSED GROUND FLOOR LAYOUT AND GARDEN

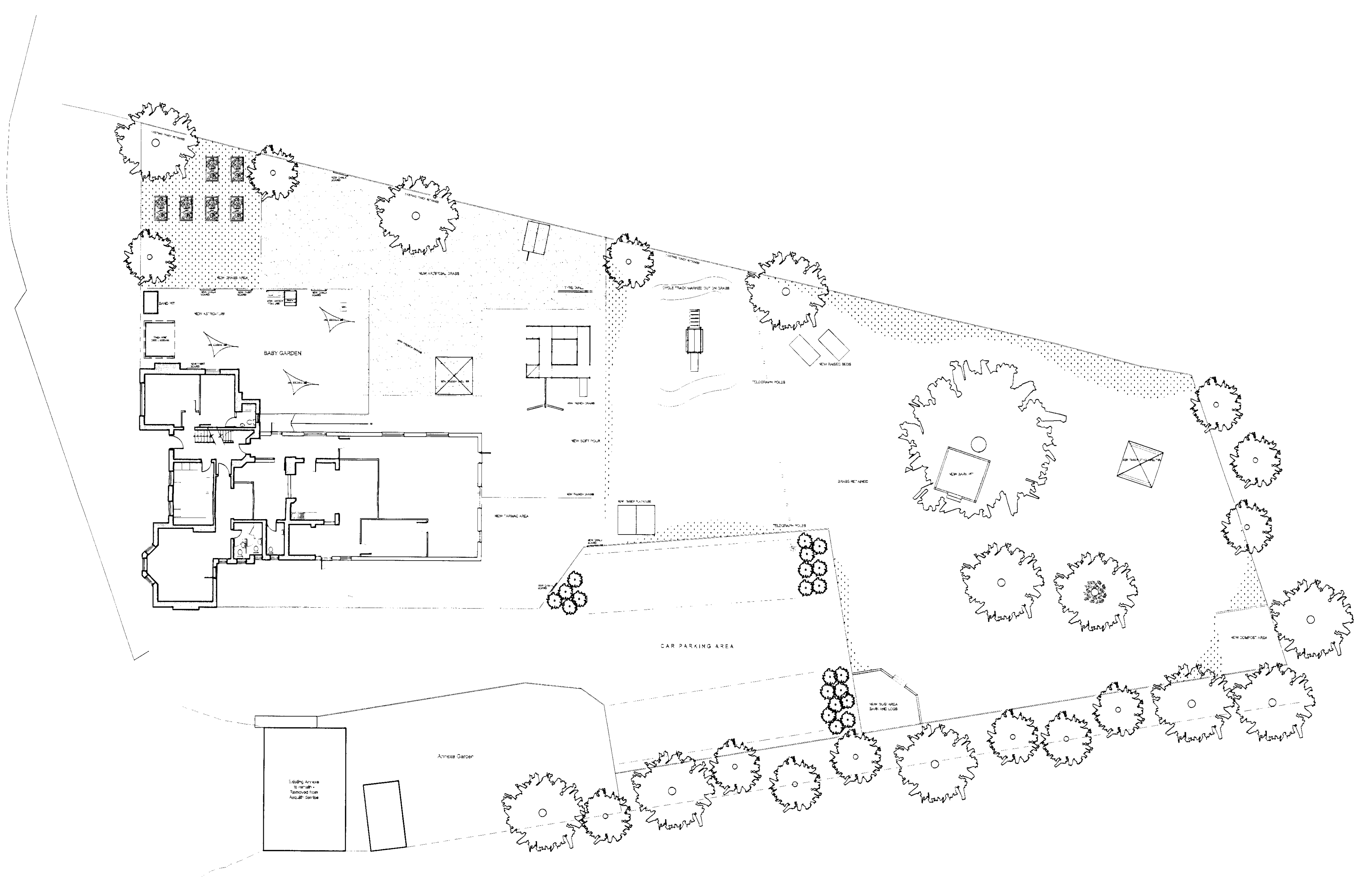
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ROOM NUMBER	SQMTRS	0-2 YRS	2-3 YRS	3-5 YRS	REGISTERED USE
G.15	71.9	1:3	1:4	1:8	
G.05	42.2	11 CHILDN	16 CHILDN	17 CHILDN	
G.13	44.7	13 CHILDN	18 CHILDN	19 CHILDN	
G.03	71.9	20 CHILDN	29 CHILDN	31 CHILDN	
F.02 & F.06	75.9	22 CHILDN	31 CHILDN	33 CHILDN	
F.09	32.6	9 CHILDN	13 CHILDN	14 CHILDN	
Total No. Children		31 CHILDN	34 CHILDN	37 CHILDN	
Staff required		11 STAFF	9 STAFF	4 STAFF	



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	date: Aug '12 drawn by: DW checked by: AC	scale: VARIOUS@A1 revision: 00	
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PROPOSED GROUND FLOOR LAYOUT AND GARDEN

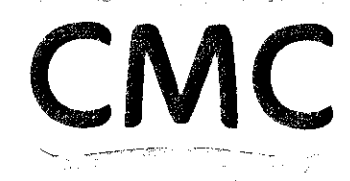
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Scale 1:50 (metres)
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				date:	Aug '12	drawn by:	SM
				checked by:	AC	scale:	1:100, 200@A1
						revision:	00



CMC
CONSTRUCTION MANAGEMENT CONSULTANTS

Unit 10, Carriage Works
Basingstoke Road, Basingstoke
Hampshire, Hants RG24 0BA
Tel: 01256 333333 Fax: 01256 333333
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