

OFFICERS REPORT

Application No: Y17/0700/SH

Location: Abacus Nursery Craythorne Lane New Romney Kent TN28 8BL

Proposal Erection of single storey nursery (Class D1) building following the demolition of the existing building.

ASSESSMENT

Performance data:-

Date application valid: 13.06.17

Applicable 8 week target date: 08.08.17

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on 10.07.17.

The site and proposals were assessed from the public highway and the application site. The following key features were noted as set out in the report below:

SITE

The application site is located within the settlement boundary of New Romney and an area of archaeological potential. The site is also located within Flood Zone 2 and partially within Flood Zone 3 as identified by the Environment Agency, as well as within an area of interest to the Romney Marshes Area Internal Drainage Board in relation to the maintenance and management of watercourses. The existing main building of the application is single storey building with a felt lined pitched roof, uPVC windows and cladding. The main building, including single storey mono-pitched extension, and the associated external space currently operates as Abacus Nursery and shares certain facilities including access with the larger adjoining St Nicholas Church Of England Primary School.

HISTORY

The most relevant planning history in relation to this application is:

94/0021/SH - Siting of a mobile classroom and repositioning of existing mobile classroom (regulation 3 submission). Accepted.

PROPOSAL

Erection of single storey nursery (Class D1) building following the demolition of the existing building - The proposed building would have a gross internal area of 249m², compared to the 165m² of the existing single storey building, and would comprise of two classrooms, WC/changing facilities, disabled WC, kitchen, office, plant room, quiet room and entrance foyer. The proposed building includes a canopy which would provide for 63m² of covered external space. The proposed building has been designed with a simple floorplan and shallow mono-pitched roof. The proposed nursery building would be finished with powder coated

aluminium doors, firestone roofing membrane and sedum roof, vertical cedar cladding, powder coated aluminium windows and plastisol fascia boards.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

New Romney Town Council was consulted and raised no objection.

KCC Archaeology were consulted, however no response was received.

REPRESENTATIONS

None received.

PUBLICITY

Neighbours notified by letter. Expiry date 14.07.17

RELEVANT POLICIES

Shepway District Local Plan Review: SD1, BE1, BE8 and TR12

Shepway Core Strategy Local Plan: DSD

NPPF: Paragraph 17

NPPG

APPRAISAL

The main considerations in the determination of this application are design and visual appearance, amenities of neighbouring occupiers, parking and highways, flood risk and archaeology.

DESIGN & VISUAL APPEARANCE

The proposed building has been designed with a simple geometric floor plan and shallow mono-pitched roof. The proposed nursery building would be finished with powder coated aluminium doors, firestone roofing membrane and sedum roof, vertical cedar cladding, powder coated aluminium windows and plastisol fascia boards. It is considered that the layout and design of the replacement building are acceptable. Turning to visual appearance, although the footprint of the proposed building is larger than the existing nursery building, which it would replace, it is considered that the shallow pitched roof resulting in a ridge height of 0.8m lower than the existing building would result in a low net visual impact. It is also noted that the application site benefits from a high degree of natural screening to common boundaries with the highway. In conjunction with the low net visual impact and acceptable design of the proposed building, it is considered that the proposal is acceptable with regard to design and visual appearance.

AMENITIES OF NEIGHBOURING OCCUPIERS

The proposed single storey nursery building would have a ridge height of 2.3m and has been set in from the common boundaries of the site with the highway and the neighbouring school car park. As a result of the low scale and relative location of the proposed nursery building, it is considered that the proposal would not result in a significantly detrimental impact on the amenities of neighbouring occupiers by way of overlooking, overshadowing or overbearing/enclosing presence. As such, the proposal is considered to be acceptable in this regard.

PARKING & HIGHWAYS

With regard to off-street parking provision, the applicant has confirmed that one allocated parking space is available within the car park of the neighbouring school for the exclusive use of the nursery. It is also noted that opening and closing times are staggered in an attempt to avoid conflict between parking and drop-off for the school and the nursery. The proposal would fall short of the maximum vehicle parking standards set out in Appendix 6 of the Shepway District Local Plan Review, which recommends that nurseries are served by one space per two staff, one space per four pupils, and space for delivery vehicles to park and manoeuvre clear of the public highway. The vehicle parking standard recommends that the nursery facility is served by twenty-five spaces in addition to space for delivery vehicle parking and manoeuvre.

It is however noted that the number of classrooms, teaching staff and pupils would not increase as a result of the proposal. The increased floorspace would be used to provide improved facilities, however the provision of two classrooms and associated facilities would not change. As such, it is considered that the proposal would not change the parking requirement or provision of the application site, and would not exacerbate any parking or highway safety matters. As a result, it is considered that the proposal would be neutral with regard to net impact in this regard and is therefore considered to be acceptable with regard to parking and highways.

FLOOD RISK

Environment Agency standing advice categorises nurseries as a 'more vulnerable' use. In spite of this, it is noted that the proposal does not include a change of use of buildings or land within the application site as the existing building which is to be demolished and the surrounding land is currently used as a nursery. The Environment Agency standing advice states that minor developments are unlikely to raise significant flood risk issues unless they adversely effect a watercourse, floodplain or its flood defences, they impede access to flood defences and management facilities, or; the cumulative impact of developments would have a significant effect on local flood storage capacity or flood flows. It is considered that this proposal for an enlarged replacement nursery building would not result in any of the effects which the standing advice seeks to avoid as a result of minor development. As a result, the proposal is considered to be acceptable with regard to flood risk.

ARCHAEOLOGY

As referenced above, KCC Archaeology were consulted on the application, however no response was received. It is noted that the proposed single storey nursery building would fall largely within the footprint of the existing building, which is to be demolished. The area of the proposed building which would fall outside of the existing footprint would fall on previously disturbed land in close proximity to the existing building. As a result, it is considered that the potential for archaeological remains in this location is limited and that the proposal could continue without any further controls via planning conditions without resulting in a significantly detrimental impact on the safeguarding of archaeological interest. In light of this, the proposal is considered to be acceptable with regard to archaeology.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable

and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: Alex Kalorkoti

Report and draft decision notice completed and passed to senior officer.

Name: Alex Kalorkoti Position: Graduate Planning Officer Date: 25.07.17

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Robert Allan Position: Major Projects Team Leader Date: 03/08/17