
Planning Statement

Date: June 2018

Site: Park Day Nursery, 8 College Road, Reading
Berkshire, RG6 1QB

Proposal: Replacement of existing outbuildings and shed with a
Norwegian Log Cabin

Client: Mr S and Mrs J Brown

Revision Schedule

Planning Statement: Park Day Nursery, 8 College Road, Reading Berkshire, RG6 1QB

Project Reference Number: 1575

June 2018

Rev	Date	Details	Prepared by	Reviewed by	Approved by
00	28 June 2018	Draft	Jemima Dean Senior Planning Consultant	Mark Philpot Managing Director	Mark Philpot Managing Director
	29 June 2018	Final	Jemima Dean Senior Planning Consultant	Mark Philpot Managing Director	Mark Philpot Managing Director

This document has been prepared in accordance with the scope of One Planning Ltd.'s appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of One Planning Ltd.'s client. One Planning Ltd. accepts no liability for any use of this document other than by its client and only of the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Managing Director of One Planning Ltd. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion.

© One Planning Ltd

One Planning Ltd.
Unit 3

Gateway
83-87 Pottergate
Norwich
Norfolk
NR2 1DZ

Tel: 01603 518333 or 020 3657 7620

Email: info@oneplanning.co.uk

www.oneplanning.co.uk

	Page
1.0 Introduction	2
2.0 The Site and Context	3
3.0 The Proposal	5
4.0 The Planning Policy Considerations	6
5.0 Planning Policy Assessment	7
6.0 Conclusion	9

Appendix 1: Photographs of existing shed and outbuildings

1.0 Introduction

- 1.1. This Planning Statement has been prepared by One Planning Consultants on behalf of the applicant, Mr S and Mrs J Brown of Park Day Nursery. It is submitted in support of a full planning application made to Reading Borough Council for the replacement of the existing sheds and outbuildings with a Norwegian log cabin.
- 1.2. The proposal seeks approval for the log cabin to be used in association with Park Day Nursery in place of the outbuildings which are currently being used for the same purpose.
- 1.3. This statement should be read in conjunction with the scaled architectural plans provided by Norwegian Log Buildings Ltd.

2.0 The Site and Context

The Site

- 2.1 The application site ('the site') is located within the urban area of the town of Reading. The site includes 8 College Road, one of a pair of a large semi-detached Victorian Houses. The site comprises a broadly rectangular parcel of land to the south west of College Road, with an area of approximately 723sqm.
- 2.2 The site was originally occupied solely as a dwelling. Planning permission was granted on the 31st March 2015 for the change of use of the dwelling to a day nursery with ancillary residential accommodation. The maximum number of children at the nursery is limited to 50.
- 2.3 The property comprises a three-storey building with the nursery stretching across four levels including basement accommodation and an area to the rear of the property which would previously have formed the garden to 8 College Road.
- 2.4 The rear garden includes trees and shrubs along the sites south eastern boundary of the site. There is an area within the garden area used as a Forest School to the south west of the site and two sheds and a small covered area along the northern west boundary of the site.
- 2.5 One of the sheds is open fronted currently used as an external class room and activity area as part of the children's nursery. The other outbuilding is a fully enclosed structure and more generally used for storage of educational equipment and toys for use within the garden area of the nursery. A small area adjacent to the house is fenced off by picket fencing which provides a small decked pre-school / play area. Photographs of the existing shed and outbuildings are attached at Appendix 1.

Figure 1: Site Location Plan



- 2.6 The nursery has a dedicated pre-school classroom; a dedicated sleep room for the under 2-year olds; and art, physical development and sensory rooms for the children to play, explore and express themselves. There is also a dedicated Forest School Area within the garden area of the property.

- 2.7 The nursery is located to the south east of Reading within a largely residential area, although there are a number of other schools and educational establishments that also exist in the wider area.
- 2.8 In the vicinity of the application site College Road has a 20mph speed restriction in place. College Road is also subject to vehicle parking restrictions. The site is close Wokingham Road, one of the main routes into Reading which provides a regular and frequent bus service.

Site Surroundings

- 2.9 To the north east on the opposite side of College Road is a part two storey and part three storey flatted development with a single access directly from College Road. Other residential properties within the surrounding area are largely two or three storey detached and semi-detached.

Site Planning History

- 2.10 Planning application reference 141836 for change of use to day nursery with ancillary residential accommodation was approved 31st March 2015. The use was limited to 50 children.
- 2.11 Planning application reference 100328 to use part of the house as a day school nursery (Continued Use) without complying with Conditions 3 and 5 of planning permission 92/0678/FUL (partly retrospective) was approved on 11th March 2010. Condition 3 related to the personal consent and condition 5 limiting the number of children.
- 2.12 The house was partly used as a children's nursery and partly as family living accommodation following planning permission first granted in 1988 on a temporary basis and then in 1992. The planning references for these two permissions were 88/01528/FUL and 92/00678/FUL. The consent was personal to the previous owner and limiting use to 18 children.

3.0 The Proposal

3.1 The description of development is as follows:

'Replacement of existing outbuildings and shed with a Norwegian Log Cabin'

- 3.2 The proposal seeks full planning permission for the replacement of the existing outbuilding and shed with a Norwegian Log Cabin. The accommodation would include a day room to be used as a classroom / activity area and a separated smaller area for storage. The day room also provides a W.C and wash basin.
- 3.3 The north west elevation which faces toward the neighbouring garden to 6 College Road would have no window or door openings. The south east elevation would include glazed double doors opening into the garden area and large windows either side. A separated single door would provide access to the store on the corner of the building. There would also be a small window and single door on the north east elevation facing toward the nursery building.
- 3.4 Proposed materials are as follows:
Walls: European spruce timber interlocking log; Colour- light brown stain
Roof: Rubba seal – single ply sheet; Colour – grey/black
Windows/Doors- SW timber frames: Colour- light brown stain
Gutters/RWP's: Pvcu – ½ round (Osma); Colour- black
- 3.5 The proposed Norwegian log cabin includes a broadly rectangular floor area of approximately 8.3m x 3.1m with a small corner cut off. The building would have a shallow mono pitch roof with a maximum height of 2.75m at the front falling to 2.5m to the rear.
- 3.6 The application proposes to remove the two sheds and small covered area within the garden and replace with the Norwegian log cabin. The existing outbuildings which are currently used as teaching and play space accommodation as well as for some storage of toys would be replaced with a single fully enclosed cabin to be used in a similar fashion to the existing facility, providing a more comfortable and higher quality form of accommodation for use in association with the nursery, that could be used by for longer periods throughout the year than the existing accommodation.
- 3.7 The cabin is not required to meet space requirements as defined by Ofsted which is the industry regulator, as the nursery already meets the required space criterial within the internal area within the main building. The proposed cabin would however affords the nursery flexibility to have the children outside but with easier access to indoor space should they wish to use it.

4.0 The Planning Policy Considerations

- 4.1 This section sets out the planning policy background to the proposed development in relation to national and local planning policy guidance.

National

The National Planning Policy Framework (NPPF), March 2012.

- 4.2 The NPPF confirms that the planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions (Paragraph 196). The following relevant elements of this document are set out below:

Section 1: Sustainable Development
Section 4: Promoting sustainable transport
Section 8: Promoting Healthy Inclusive Communities

Local

Core Strategy Adopted January 2008 with alteration Adopted 27 January 2015

- 4.3 This document sets out the Council's adopted planning strategy for the Borough. It sets out how planning and development will achieve the Reading 2020 Vision for the town. The following policies are considered relevant to the proposals.

Policy CS1: Sustainable Construction and Design
Policy CS4: Accessibility and the Intensity of Development
Policy CS6: Settlement Boundary
Policy CS7: Design and the Public Realm
Policy CS31: Additional and Existing Community Facilities

Sites and Detailed Policies Document Adopted October 2012 with alteration Adopted 27 January 2015

- 4.4 This document contains detailed policies to help guide decisions on planning applications, including policies on matters such as residents' amenity, extensions and the use of residential garden land. It also includes more far-reaching matters such as securing affordable housing and adapting to the effects of climate change.

Policy SD1: Presumption in Favour of Sustainable Development
Policy DM4: Safeguard Amenity
Policy SA11: Settlement Boundary

5.0 Planning Policy Assessment

- 5.1 This section seeks to assess relevant planning policies against the proposed development, including national policies and guidance and local strategic and development control policies as identified in section 4.

The Principle of the Development

- 5.2 The social role of sustainable development in the NPPF, includes supporting, strong, vibrant and healthy communities, by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
- 5.3 Policy SD1 promotes a positive response to considering development proposals as reflected in the National Planning Policy Framework. The policy aims to ensure that decisions are taken in line with the presumption in favour of sustainable development and in doing so, helps to achieve all core objectives of the Core Strategy.
- 5.4 Park Day Nursery currently supports pre-school education and play for up to 50 young children, the majority of families of which live in Reading. The application does not propose to increase numbers of children at the nursery and the proposal therefore solely comprises improvements to the existing nursery facilities, in particular the rear garden area of the property.
- 5.5 The proposal is considered to meet requirements of policy CS31 which relate to community services, and generally encourages proposals that improve quality of facilities serving Reading's communities, as long as there would not be significant adverse impacts on the amenity or character of surrounding areas. The proposal fits in well with the surrounding character and appearance of the area and does not result in any harm in this respect.
- 5.6 The proposal accords with CS policy 4 which relates to accessibility of development within the Borough seeking to ensure that development is accessible by a choice of modes of transport. The proposal maintains an accessible location within the Reading development boundary and is near to bus stops providing a regular and frequent service between the town centre, the wider urban area and other nearby towns and villages.
- 5.7 The nursery is conveniently located within a predominantly residential area in the settlement boundary of Reading. CS policy 6 seeks to direct new development within the settlement with the aim of minimising impact on open space, wildlife and open space. The proposal therefore accords with policy CS6.

Design and Appearance

- 5.8 The supplier of the cabin uses natural resources responsibly including comprehensive replanting programmes with more trees being planted than harvested, ensuring continuity of growth for future generations. No timber is taken from tropical rain forests or other endangered habitats. The log buildings themselves are also energy-efficient due to the high level of natural insulation, which saves on direct energy costs, as well as energy used to manufacture construction materials such as brick, concrete, steel and artificial insulation.

- 5.9 The proposal is therefore supported by CS policy 1 which promotes the use of sustainable construction and design of buildings and using energy, materials and other natural resources appropriately, efficiently and with care and account taken of the effects of climate change.
- 5.10 The proposed log cabin would represent improvements in terms of quality and design and the proposal would fit in well in its surroundings and not result in any harm on the character and appearance of the area. The proposal will offer great benefits to the nursery by providing additional high quality education and play space, as well as improved storage facilities within the rear garden of the nursery. The proposal would meet requirements of policy CS31 which seeks to ensure proposals relating to community facilities do not result in detrimental harm in terms of impact on the character and appearance of the area.
- 5.11 CS policy 7 also seeks to ensure all development is of high design quality that maintains and enhances the character and appearance of the area. The proposal incorporates a high standard and attractive design, using natural and sustainable materials the proposal represents improvements both visually and environmentally in this respect. The proposal is therefore considered to meet the requirements of policy CS7.

Impact on Amenity

- 5.12 The cabin would be located adjacent the neighbouring garden to the north west, in place of the existing shed structures. In the same layout as the existing buildings, the design of the cabin is such that it is oriented away from the property minimise impact on neighbouring amenity to the north west. The cabin's mono pitch roof would have maximum height to 2.75m with the minimum height of 2.5m running adjacent the neighbouring property's garden. The proposed dimensions of the cabin broadly follow that of the existing buildings which would be removed as part of the proposal.
- 5.13 DM policy 4 seeks to safeguard amenity and to ensure an acceptable living environment for residential properties is maintained. In terms of layout and scale albeit very slightly larger the proposed log cabin is similar to the existing outbuildings. Impact on the amenity of the neighbouring properties, including the adjacent dwelling to the north west is therefore minimal and the proposal would certainly not be dominant or overbearing in this respect, and neither is it considered to result in any harm through impact on privacy, overlooking or loss of light.
- 5.14 In terms of noise impact, the proposed cabin would again represent an improvement generally. In addition to visual benefits, the cabin will provide a form of accommodation which is efficient and well insulated in terms of noise. Childrens' activities which currently take place in open fronted buildings within the garden would be able to take place within an enclosed structure which is more specifically designed for class room activity and would contain the noise from the children to within the cabin, minimising any harm in this respect. The proposed purpose-built garden building would therefore represent an improvement in this respect and the proposal is considered to satisfy the requirements of DM policy 4.

6.0 Conclusion

- 6.1 The application seeks full planning permission to replace the existing sheds and outbuildings used as an external class room area and storage with a log cabin. The proposal relates to the established Park Day Nursery which offers pre-education and play provision for up to 50 children.
- 6.2 The proposal includes enhancements to existing facilities at the nursery, meeting requirements of policy CS31 which supports proposals for improvements to such facilities provided there is no harm on the character and appearance of the area.
- 6.3 In terms of design the proposal includes high quality natural and sustainable materials and represents improvements both visually and environmentally thereby meeting requirements of policies CS1 and CS7.
- 6.4 The proposal represents improvements environmentally and visually. In terms of scale, the cabin broadly follows that of the existing building and would not result in harm on the amenity of nearby residents. The cabin as a well sound proofed structure also means noise impacts from the nursery are likely to be reduced. The proposal is considered to satisfy the requirements of policy DM4 which relates to amenity.
- 6.5 Park Day Nursery is ideally located within the defined settlement of Reading providing excellent access to its customers which can be reached by a means of sustainable transport options in accordance with policies CS6 and CS4.
- 6.6 In summary, the proposal is acceptable in all respects regarding planning policy, comprising an appropriate and sustainable form of development in planning terms.