

<b>Barking and Dagenham Council Development Control Board</b>		<b>Date:</b> 8 September 2014
<b>Development Control Board Visiting Group site visit</b>		
<b>Application No:</b>	14/00510/FUL	<b>Ward:</b> Goresbrook
<b>Reason for Referral to DCB as set out in Section I of the Council Constitution:</b>	In order for the Board to consider directing the Visiting Group of the Development Control Board to undertake an inspection of the site.	
<b>Address:</b>	82 Amesbury Road, Dagenham	
<b>Development:</b>	Use of dwelling as children's nursery.	
<b>Applicant:</b>	Heritage Day Nursery	
<b>Summary:</b>		
<p>The site is an end of terrace house at the junction of Amesbury Road and Arden Crescent.</p> <p>The proposal is to change the use of the dwelling to a nursery, day care, and after school club for children aged 5 - 8 years. The applicant intends to accommodate up to 32 children and a total of 7 staff at any one time.</p> <p>The Council's Constitution states that one of the functions of the Development Control Board is to appoint at the commencement of each municipal year a Visiting Group to undertake inspections of buildings and sites as directed by the Board and to make recommendations to the Board.</p> <p>It is considered that it would be beneficial for the Visiting Group of the Development Control Board to undertake a site visit in respect of the application and to report back to the October Development Control Board meeting.</p> <p>It is also the intention that an officer recommendation regarding the application will be made to the October Development Control Board meeting.</p>		
<b>Recommendation(s)</b>		
That the Development Control Board direct the Visiting Group to undertake an inspection of the site and to make a recommendation to the Board.		
<b>Contact Officer</b> Simon Bullock	<b>Title:</b> Principal Development Management Officer	<b>Contact Details:</b> Tel: 020 8227 3803 E-mail: <a href="mailto:simon.bullock@lbbd.gov.uk">simon.bullock@lbbd.gov.uk</a>

## Background information

1. Concerns have been expressed by residents and consultees regarding the suitability of the site for the proposed use, in relation to potential noise nuisance and road safety. It is considered that a site visit would help Members to assess the issues and better understand the context of the site.
2. Consultation letters were sent to 28 neighbouring dwellings and in response a 20 signature petition and 1 letter have been received objecting to the proposed change of use of on the following grounds:
  - Additional on street parking would be likely to block driveways
  - Noise from the play area
  - Reduction in house prices (*NOTE: this is not a planning consideration*)
  - Constant stream of traffic for drop off and pick up of children
  - Residents permit parking is not enforced
  - Traffic already generated locally by the James Cambell Primary School and the tuition centre (referral centre)
  - Cars of parents visiting the school are often parked in front of driveways
  - There are already 5 nurseries within walking distance of the site therefore another nursery is not needed
3. In addition to the objections a petition in support signed by 13 neighbouring residents has been submitted, the closest of which is 2 doors away. This was procured by the applicant and submitted with the application along with some individual letters from parents utilising the applicant's existing nursery (Heritage Day Nursery, Oxlow Lane) stating that a good standard of care and service is provided.
4. The environmental health officer is concerned that noise from the use of the garden as a play area would be a nuisance to neighbouring residents and cannot be mitigated. The house is on a corner plot at a cross roads and therefore additional parking or waiting of vehicles in this location could create a hazard and congestion. The transport officer objects to the application and states that there is no dedicated space for drivers to drop off and pick up children.