

Plan: D DC/04/00462/REG3 Village Ward (A)  
Address: John Perry Primary School, Charles Road, Dagenham.  
Development: Erection of a temporary 20 place nursery building and play area.  
Applicant: Mrs J Harris

### **Introduction and Description of Development**

The application property comprises the John Perry Primary School located north of Charles Road, Dagenham. The school site is completely encompassed by residential dwellings. To the north and north east there are residential houses along Western Avenue and Auriel Avenue, to the east there are dwellings along Norton Road, to the south and south east there are dwellings along Charles Road and Goring Road and to the west residential houses along Mayswood Gardens.

The application site on the school grounds incorporates a tarmac area currently being used as a playground and also has two netball courts painted on to this area. Directly east of the playground there is also a large external grass play area. This application relates to the erection of a temporary demountable 20 place nursery building and play area on the playground. The temporary building proposes to measure 12264mm x 9000mm and have a height of 3332mm comprising a flat roof. The temporary building will also be bordered by 1500mm high timber boundary fence in order to create an external play area for the nursery children. The whole development will utilise part of the tarmac playground and part of the external grass open space and will cover 602.27 square metres in area. The development will be sited directly north east of the Charles Road school entrance. The internal layout of the building comprises the nursery area, office/staff room, cloaks room, kitchen, store and toilets.

### **Background**

The most relevant planning history for this property is planning application DC/04/00010/REG3 for the erection of single storey neighbourhood nursery with associated community facilities and ancillary car park and landscaping adjacent to the Auriel Avenue entrance. This application was withdrawn and has been subsequently resubmitted under planning application DC/04/00615/REG3.

### **Consultations**

#### a) Adjoining Occupiers

During the public consultation exercise a total of 55 adjoining occupiers were notified of the development and a site notice was also placed on Charles Road. A total of 7 letters were received in response including one letter with signatures from two separate households. The following objections and comments were raised:

- Concerned about the hours of usage.
- Additional nursery will compound the noise, inconsideration and obstruction of access to property caused by inappropriate parking and queuing along Charles Road.
- Development will cause more traffic congestion.
- Concerned about the loss of playground area as would result in the reduction of facilities to the children of the school with regards to games and general exercise.
- Concerned that if the building is to be used for anything other than childminding it would leave the school area open to abuse and vandalism.
- Concerned about the access for the emergency services.

The majority of these objections have been received from occupiers of Auriel Avenue, and Norton Road and 1 letter was received from a resident who lives on Charles Road.

b) Access Officer

Following recommendations were made by the Access Officer in respect of this application:

- Should ideally have stepped access as well as ramped.
- Rear escape steps need appropriate handrails and colour contrasted nosings.
- All ramps need visual indicators.
- The accessible toilet must meet Part M of the building regulations.
- Suitable handrails are also required in the accessible toilet.

c) Traffic & Road Safety Section.

Proposal is acceptable in principle. The temporary nursery entrance to be from Charles Road and not to be taken from Auriel Avenue as there will be a conflict with construction vehicles of neighbourhood nursery and parents' waiting vehicles of temporary nursery.

**U.D.P. Policy**

Policy C11 New Educational Facilities

Policy C15 Access

Policy H17 Interim Car Parking Standards January 2002

No policy issues.

**Analysis**

Policy C11 states that applications for new education facilities or extensions to existing educational establishments, including temporary buildings, will normally be granted provided that amongst other things:

- There is an identified need.
- The proposal will have no significant adverse effect on nearby residential occupiers.
- The proposal meets the council's car parking standards and does not result in any adverse highway consequences.

With regards to this proposal it is considered that this development accords with the Council's policy. This application was submitted on the basis that should planning permission be granted for the neighbourhood nursery which would have 52 places, it is estimated that there will be a period of at least 18 months before construction is complete and therefore the temporary building is required to operate as an interim measure to meet the immediate need for nursery places. The temporary building will only incorporate the nursery element of the neighbourhood nursery scheme and will cater for 20 full time children of ages 2-3 years, Monday to Friday during normal term time as per the existing school.

It is not considered that the proposal will have any significant adverse effects on nearby residential occupiers as the building itself is single storey and sited at a distance of at least 25 metres away from the nearest residential dwellings located to the south along Goring Road and Charles Road.

With regards to car parking, the Council's Interim Parking Standards requires that 2 spaces per 3 staff be provided for nurseries. In respect of this application the proposed nursery will be operated by 3 full time staff and the applicants have advised that during the interim period car parking for these additional staff members will be absorbed into the existing parking provision available on the school site.

Policy C15 on Access states the Council will seek to ensure that all new developments are designed to permit widespread access for people with disabilities. In respect of this policy the recommendations made by the Access Officer were subsequently forwarded to the agents and they have confirmed that these comments will be incorporated into the scheme. Therefore there are no issues in respect of this policy.

With regards to comments received from residents, the proposed nursery will not operate during unsociable hours but between the hours of 8 am – 6 pm. Although it is usual for schools to generate a certain amount of traffic during drop off and pick up times, it is considered however that, in this instance, as the proposed nursery will open earlier and close later than normal school hours the proposal is less likely to significantly impact on traffic generation due to the differing operating hours from the main school. In addition to this the building will only cater for 20 places and as users are likely to be from the locality, they will be able to enter the site from other access points such as Goring Road and Auriel Avenue, in addition to Charles Road.

In respect of issues concerning the reduction of open space and playground facilities, the proposed building itself will only cover 110.376 square metres in area and although the building itself will be enclosed by a 1500mm high fence, this will serve to create an enclosed external play area for the users of the proposed building. The development will utilise a total area of 602.27 square metres of the school site and although this will mean the reduction of one netball court for the main school, it should be noted that this development is temporary and as such the applicants will need to restore the site to its former condition at the end of the temporary period. As the temporary building will be sited on a large open tarmac area, it is not considered that this development will restrict access for the emergency services as access will be as per the existing school.

Overall it is considered that as a temporary measure the proposed development is considered acceptable and accords with the Council's policies and as such should be recommended for approval.

**Recommendation:**

That planning permission be granted for a temporary 2 year period subject to the following conditions:

1. D1 Temporary Permission (Buildings)
2. Q1 Details/Samples of Facing Materials.
3. R1 Ramped Access