

# Planning Committee

## Tuesday, 14 November 2017

<b>Planning application no.</b>	17/00935/FUL	
<b>Site</b>	1 Woodfield Avenue, Penn, WV4 4AG	
<b>Proposal</b>	Demolition of derelict coach house, extension of car-park, extension of existing nursery and landscaping of external teaching areas	
<b>Ward</b>	Penn	
<b>Applicant</b>	Mrs Pamela Sangha	
<b>Cabinet member with lead responsibility</b>	Councillor John C Reynolds Cabinet Member for City Economy	
<b>Accountable Director</b>	Keren Jones, Service Director, City Economy	
<b>Originating service</b>	Planning	
<b>Accountable employee</b>	Tracey Homfray	Planning Officer
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### 1.0 Summary recommendation

1.1 Grant.

### 2.0 Application site

2.1 The application site is located on the corner of Woodfield Avenue and Penn Road, Wolverhampton. This is a well-established nursery which caters for children from the age of six weeks to five years (50 to 55 children (maximum 66)). The main property faces Penn Road with perimeter landscaping/play facilities, and a car park at the rear along with a redundant coach house. The site is bounded by a high perimeter wall, to Woodfield Avenue, wall and railings to Penn Road, and 2m high fencing. The surrounding area is predominantly residential.

### 3.0 Application details

3.1 This application seeks to increase the facilities at the nursery, to cater for an additional 40 part-time children (equivalent to 32 full-time occupants). The proposed extension would therefore enable a maximum of 90 children on site at any one time.

3.2 This scheme would result in the demolition/clearance of the old coach house building, to create an expansion to the existing car park, and an extension projecting off the rear wing, and to the side. The main entrance to the facility would be relocated to the rear of the property, accessed from the car park.

#### 4.0 Relevant Planning History

4.1 In 2001 the nursery applied for the conversion of the former coach house building to an after-school club (01/0491/FP) which was refused on 12 July 2001 due to the detrimental impact on a preserved tree, overdevelopment of the site and neighbouring amenity.

4.2 In 2002 the nursery applied for the conversion of the former coach house building to an after-school club (02/0623/FP). The application was refused, but allowed on appeal 29 August 2003.

Two areas of concerns were outlined by the Inspector as follows:

**Character** - As the proposed conversion/alteration would not be significantly higher than the perimeter wall, the small extension to the existing coach house would not be an intrusive feature in the street scene. The inspector found the conversion/alteration would respect building lines, and the pattern of the street scene, and would not harm the character of the area.

**Noise** - There would be no significant detriment to neighbouring amenities, especially as this was for an after-school club, its time of use would meet the requirements of SPG and would not result in any unacceptable additional noise.

Application 02/0623/FP was granted subject to conditions, which included operating hours Monday - Friday 7.30 – 18.30 and no times on Saturday, Sunday and Bank/Public Holidays.

4.3 Early this year application 17/00505/FUL was refused at Planning Committee on 10 January 2017, for the following reasons:

- Overdevelopment and over intensification of the site.
- Overly prominent, out of scale and out of character, thus detracting from the spaciousness of the existing street scene.
- Traffic hazard, to the detriment of pedestrian (especially children) and highway safety.
- Neighbouring amenities, such as unacceptable overbearing impact, reduction in the amount of light/sunlight, and on the outlook.
- The over intensification of the use would result in an increase in noise and general activity associated with the use, which would be harmful to neighbouring amenities.
- The proposal would be likely to have an adverse effect on the future health and safety of the existing trees, detrimental impact on a preserved tree (06/00348/TPO).

## **5.0. Relevant Policy Documents**

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)
- 5.3 Supplementary Planning Guidance Note 9 “Nurseries”.

## **6.0. Publicity**

- 6.1 47 representations received, seven objections and 40 in support with one request to speak. Objections are as follows:
  - Overdevelopment
  - Loss of historic building
  - Noise
  - Traffic congestion
  - Insufficient level of car parking
  - Highway safety
  - Pedestrian safety
  - Obstructive parking
  - Inappropriate location of play area to frontage which would be exposed to fumes from traffic on the Penn Road

## **7.0. Internal Consultees**

- 7.1 Transportation – No Objections subject to conditions - car park play area.
- 7.2 Environmental Health – No objections subject to conditions; lighting, acoustic fencing, wall.

## **8.0. Legal Implications**

- 8.1 There are no legal implications arising from this report [KR/06112017/D].

## **9.0. Appraisal**

- 9.1 Principle of Development – The application site comprises an Edwardian villa, which has been occupied as a nursery since 1998. The nursery caters for children between the ages of six weeks to eight years old, and is currently registered for 66 children. The principle of this usage is well established.
- 9.2 Character and Street Scene – The character/established setting of properties to this part of Woodfield Avenue/Penn Road, consists of large detached houses, on spacious plots south/west of the site. There are also terraced type semi-detached properties, with minimal frontages north of the site. Penn Nursery sits proud on the corner of Woodfield

Avenue and Penn Road; well forward of the neighbouring property at 1A Woodfield Avenue, which is positioned directly behind the derelict coach house.

- 9.3 The proposed two-storey extension has been designed appropriately in keeping with the character and appearance of the existing nursery and those properties surrounding in the street scene.
- 9.4 Parking/Access – Existing on-street parking on Woodfield Avenue is currently heavily subscribed, especially around school times. The existing on-street parking reduces Woodfield Avenue to single file traffic at these times, and it has also been evident that cars park half on/half off the footways and very close to existing accesses, thereby causing safety issues for pedestrians.
- 9.5 The proposal increases the number of parking spaces to 21, which is acceptable. The additional parking would reduce the pressure on the surrounding highway, which is heavily subscribed at peak times, due to other school facilities in the area.
- 9.6 The main entrance to the facility (off Woodfield Avenue) will now be closed, and positioned to the rear of the property accessed from the car park, only. This should encourage parents and visitors to the nursery, to use the parking facilities provided, instead of parking in Woodfield Avenue.
- 9.7 It is acknowledged that the car park would be under used at certain times of the day, therefore, dual usage as a play area is proposed. This would, however, be subject to conditions limiting the times of usage (10.00am to 13.00pm), to prevent conflict with drop off and pick up times of children at the nursery.
- 9.8 Layout – The overall area of proposed amenity space meets the criteria as set in Supplementary Planning Guidance Note 9 “Nurseries”. Current play areas are fragmented around the edge of the site, and confined. This scheme provides a dual usage of the car park, with the central area converting into a play area, along with access to local school facilities, and the local park. The main side entrance will also be closed, providing an additional external play area. This increases the options for play facilities for children attending the nursery, sufficient to support the additional children and being less confined.
- 9.9 Neighbouring Amenity – The proposed development would increase the maximum number of children who could attend the facility from 66 to 90. There would be an increase in outside play times. However, due to the additional play facilities proposed, and the inclusion of acoustic fencing and a wall along residential boundaries, there would be no significant impact to neighbouring amenities from the additional children.
- 9.10 The two-storey rear extension would be clearly visible from neighbouring properties, however, there would be no significant harm to outlook, light, sunlight and privacy.
- 9.11 Trees – There is a protected tree on the area of land where the additional car parking area is proposed. A no dig method of construction is necessary for its continued protection.

## **10.0 Conclusion**

10.1 The proposal is acceptable and in accordance with the Development Plan.

## **11.0 Detail recommendation**

11.1 Grant planning application 7/00935/FUL subject to the following conditions:

- Materials
- Lighting
- Acoustic fencing
- Wall
- Opening times
- External play times (child numbers, times and usage of car park)
- No dig method of car park construction
- Closure of entrance directly from Woodfield Avenue (prior to occupation of the expansion)

