

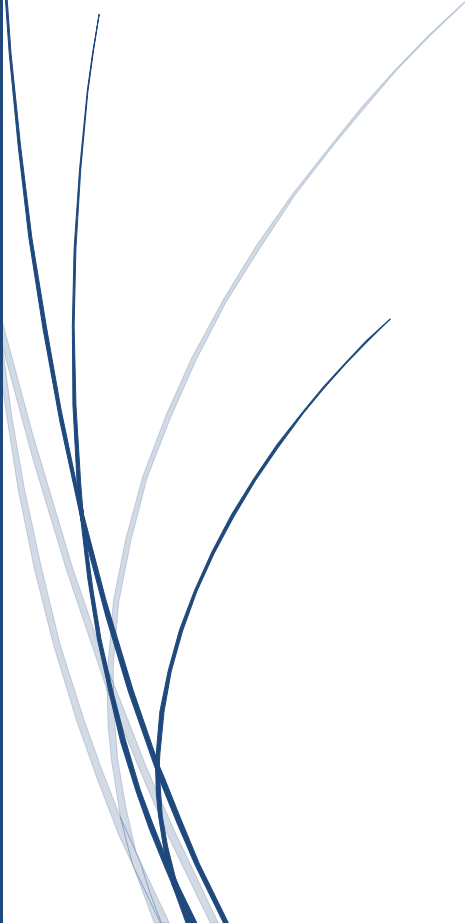


7/13/2021

PLANNING APPLICATION  
RELATING TO  
ST. STEPHEN'S RC CHURCH  
WELLING DA163QL

Proposed Change of Use of Part of  
Church Hall to Childcare Facility

**Purple Willows Day Nurseries & Preschools**



Planning Design and Access Statement  
Planning Application Relating to  
26 Deepdene RD Welling DA16 3QL

## **Introduction**

Purple Willows is part of fulfilling an essential demand for childcare in the Borough of Bexley. The nursery has achieved good reputation in terms of quality of education provided since its inception in the borough in 2018 which has driven a demand for additional space hence, the requirement for a new setting.

### **1. Proposal**

- 1.1 Planning consent is sought for change of use of part of existing Church Hall to Childcare facility. The proposal also includes an extension to the building to provide suitable accommodation for a children's day nursery. This includes the removal of existing detached storage to create outdoor spaces for the play area. The details of the changes can be seen on the existing and proposed plans attached to this statement.
- 1.2 Two single story extensions were previously supported by the planning Committee in 2012 in application 12/00024/FUL which was never completed. The proposed drawings shown in figure 3 for the single-story extension is like those already approved by the council in application 12/00024/FUL.
- 1.3 The proposal seeks to return a vacant property to active community facility creating employment opportunities to local residences. Details of the marketing strategy of the redundant property is at appendix 1. The proposed application will create a full-time employment to 15 local residences if successful.
- 1.4 The application site will offer EYFS curriculum to children age between 3months and 5years.
- 1.5 The hours of operation are proposed to be from 07:30am to 18:30pm Monday to Friday however, it is intended that the nursery is opened half hour earlier and half hour late to enable staff members to set up and/or close (include children of staff cared for on-site) hence, operating hours would be from 7.00am to 7.00pm.
- 1.6 The proposed facility will accommodate up to 40 children at any one time which accords with Ofsted Regulations, with 15 employees including a manager and deputy manager.
- 1.7 The proposal will meet the space requirements of the Early Years Foundation Stage Framework.
- 1.8 As illustrated in figure 3, the extension will have a flat roof with UPVC framed windows. The proposed extension would provide a much-needed space for the nursery meaning an increase of the floor plan from 60m<sup>2</sup> to 102.8m<sup>2</sup>.

## **2. Policies**

- 2.1 Relevant policy to the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF 2019) and the Bexley UDP. The NPPF is a vital tool which sets out the Government's planning policies and achieving sustainable development which include making effective use of lands such as the proposed site.
- 2.2 Paragraph 80 of the NPPF policy expresses how the Government is willing to create conditions in which businesses can invest and expand. Paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.
- 2.3 Paragraph 117 also outlines the effective use of land in meeting the need for homes and other uses. In line with these policies, the application site seeks to return a redundant property back to active community facility use and will meet the space requirements of the Early Years Foundation Stage Framework.
- 2.4 The policy framework goes on to outline the importance of promoting healthy communities and paragraph 92 emphasises on the council providing the social, recreational, and cultural facilities and services the community needs.
- 2.5 In the current situation, the main Church Hall is still being used however, the part of the Church Hall being leased is no longer in use and is being replaced with Day Care Nursery, and so a vacant property is tuned into a community use facility. Marketing report in relation to the vacant property is attached at appendix 1.
- 2.6 The London Plan 2021 policy S3 supports the provision of childcare to meet the demands of a growing and changing population and to enable greater educational choice. The policy compels Boroughs to ensure that childcare provisions meet the needs of local communities.
- 2.7 Section B under policy S3 of the London Plan 2021 also insist that development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need.
- 2.8 Further, policy CS03 section D of Bexley UDP outlines the importance of making contributions to employment growth primarily within sustainable growth areas. The application site seeks to expand an existing business currently providing excellent educational services to the local residence of Bexley and create employment opportunities to the local residences.
- 2.9 The current nursery has a very high demand for spaces because of its reputation and provision high quality education, therefore, making use of the facilities at this premises will enhance the local community and meets people needs.

### 3. Site and Surrounding

3.1 The application site is located on the premises of St. Stephen's RC Church and St. Stephen's Primary School at the end of Deepdene Road and Edmund Road in Welling. The surrounding area is a mix of a primary school, rail way, retail outlet and residential. Welling High Street providing several services and amenities is approximately 150 yards from the premises.

3.2 The application site consists of a single storey church hall detached building as illustrated in figure 1.

Fig 1.



Application Site

#### 4. Application Site

4.1 The property has been used as a Church Hall dining, but it is understood to have been vacant for some time. Marketing report which details the marketing approach of the property is attached at appendix 1.

4.2 Planning consent obtained in January 2012, for a single-story extension to the dining hall with permission granted was never completed.

*Fig 2.*



*Application Site*

## **5. Access**

- 5.1 Policy T17 of the Bexley UDP requires that sufficient off-street parking be provided for development, including changes of use therefore, the proposed change of use will not result in pressure for on street parking. Ample on-site car parking is available with more than 25 parking spaces available for staff, visitors and parents dropping off and collecting children from the site.
- 5.2 Additionally, the proposal will have a disabled parking space, which is essential for people with mobility restrictions such as wheelchair users.
- 5.3 The application site will cause no traffic impact on the main road.
- 5.4 Public car park is located at Welling which is few walking distance from the application site.
- 5.5 Paragraph 111 of the National Planning Policy Framework (NPPF) recognises that a key tool for facilitating the promotion of active and/or sustainable travel choices is a travel plan. In line with this policy, the proposed nursery has a “Green Travel” plan to promote walking which has many benefits as well as protecting the environment. Staff will be encouraged to come to the nursery on foot or on cycle with over half the children expected to be using public transport or coming to the nursery on foot with their Parents/Guidance. In conjunction with this, the nursery will implement incentives schemes for staff travelling to work by other means than private cars.
- 5.6 Patrons driving will have the flexibility of dropping off and collecting their children within a flexible time frame, allowing them to drop off and collect their children at any time of the day within the nursery opening hours. This means children will not be dropped off or collected at the same time, and this will help mitigate any traffic impact.
- 5.7 Provision for parking space will also be made available for visitors to the site and deliveries.
- 5.8 The property is in a highly sustainable and accessible position and benefit from good public transport network for those seeking other means of transport. The site is also very close to local Schools, with many parents walking to and from the schools. The closest railway station is Welling which is located just 0.6km, approximately 8 minutes’ walk.
- 5.9 In light with the above, this proposal therefore raises no concerns in terms of access consideration.

## **6. Impact on neighbouring amenity**

- 6.1 Considering the location of the development there is a mix of commercial, school, and residential uses in proximity. The main consideration would be any noise generated and this is especially relevant for the outside play area which has the potential to create considerable noise however, to assist in mitigating this, measures involving the use of acoustic materials to screen any noise will be implemented.
- 6.2 The use of outdoor play space complies with Ofsted Standards however, noisy play is not always appreciated by the neighbours and for this reason, we intend to create a pleasing acoustic environment within the site to ease unwanted noise. Conditions within the building itself will ensure that there is no audible noise.
- 6.3 The application site will have constraints in place regarding when and for how long children can use their outdoor area including restriction on how many children can be in the outdoor play area at any one time. Considering this, children will only go out in small groups and in line with their age group to mitigate the effect of noise. Children will only be allowed to use the outdoor play area at restricted times only.
- 6.4 Building friendly relationships with neighbours brings many long-term benefits, including greater understanding and tolerance for example inviting neighbours to watch and play with the children in the garden will help them see the value of outdoor play. The proposed setting sister nursery have implemented similar approach which has gone a long way to build friendly relationships with neighbours. The application site will adopt the same approach.
- 6.5 The application site has sufficient car parking spaces for drop off to avoid any disturbances or noise generated early morning at drop off. This will also reduce traffic pressure involving noise on the street.

## **7. Impact on character of the area**

- 7.1 The proposal of the extension to the building will make little or no difference to the appearance of the site. In 2012, application 12/00024/FUL to build single story extension was supported by the planning Committee but was never completed.
- 7.2 The proposal also intends to make development involving the fitting of acoustic soundproof fencing on sensitive boundaries around the play area and the fitting of cycle parking racks.
- 7.3 The proposal intends to refurbish and redecorate the external part of the building leading to Edmund Road, and this will upgrade its current appearance.

7.4 The play area will be properly secured to accord with security requirements of Ofsted. If, however, the council wishes to agree to an alternative means to the outdoor play area arrangement, then it will be well accepted.

## 8. Site Waste Management

8.1 The application site will have legal responsibility for the safe disposal of the nursery waste and recycling. Provision for waste disposal and location of disposal have been determined as per the plans proposed.

8.2 The proposed site will be committed to the protection of the environment through the implementation of an effective waste management programme that meets or exceeds all legislative and regulatory requirements. To meet these obligations, the application site will require all staff to comply with this policy and guidance on waste management.

## 9. Proposed Development

9.1 Figure 3 illustrates the proposed development in line with planning application 12/00024/FUL which was never completed.

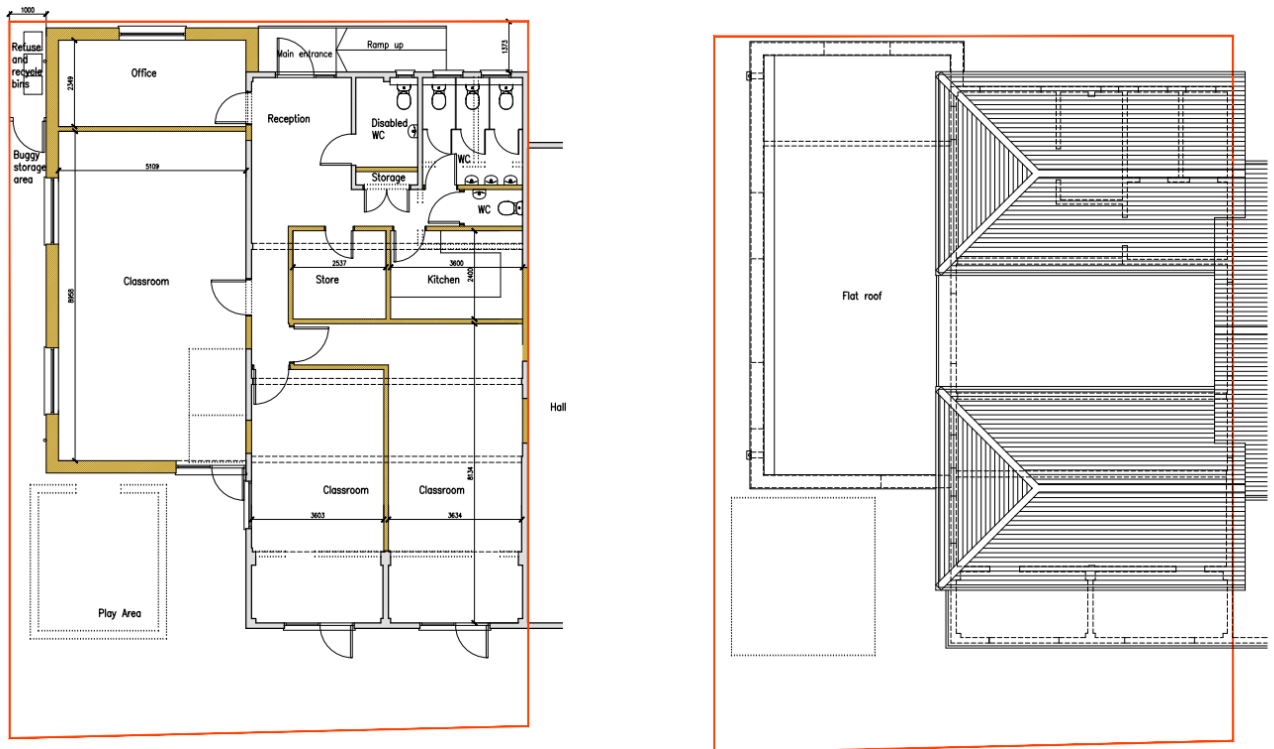


Figure 3.1 Proposed Floor & Roof Plan



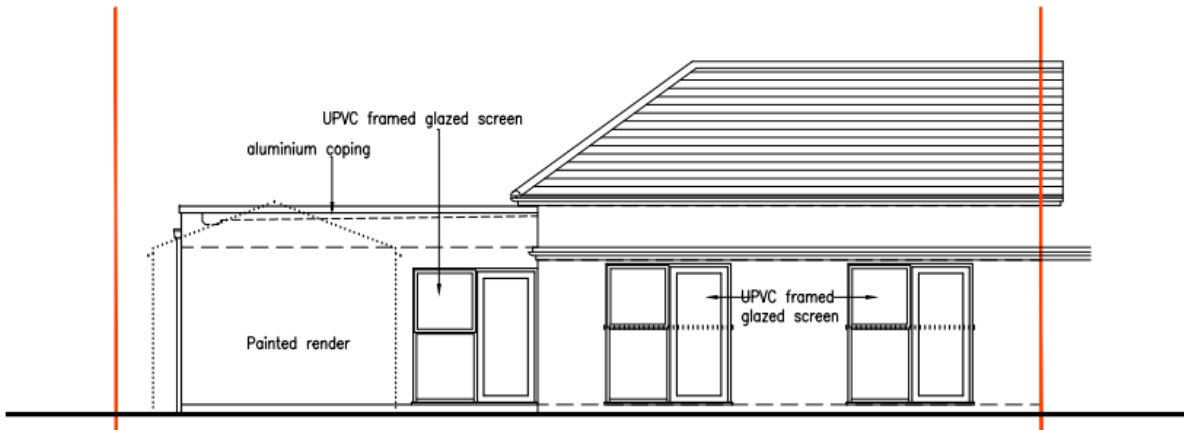


Figure 3.2 Proposed North Elevation

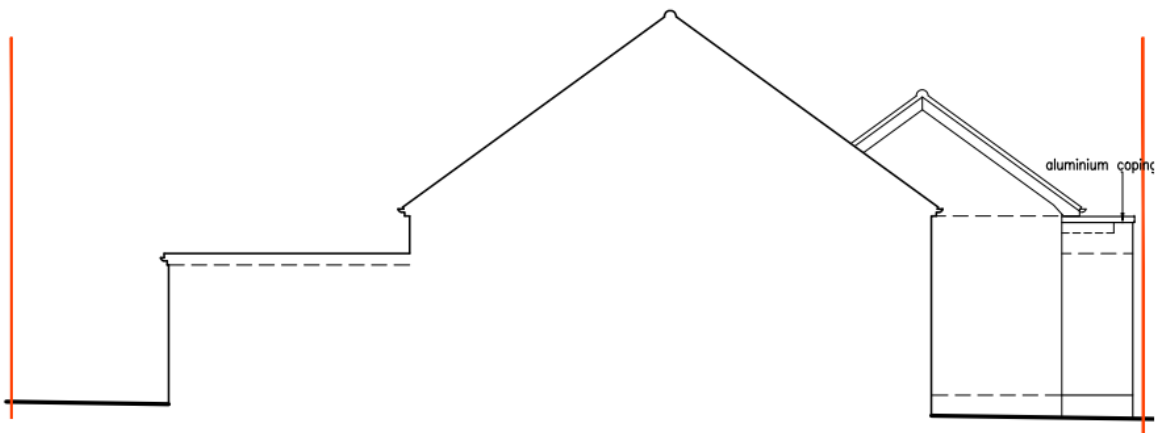


Figure 3.3 Proposed West Elevation

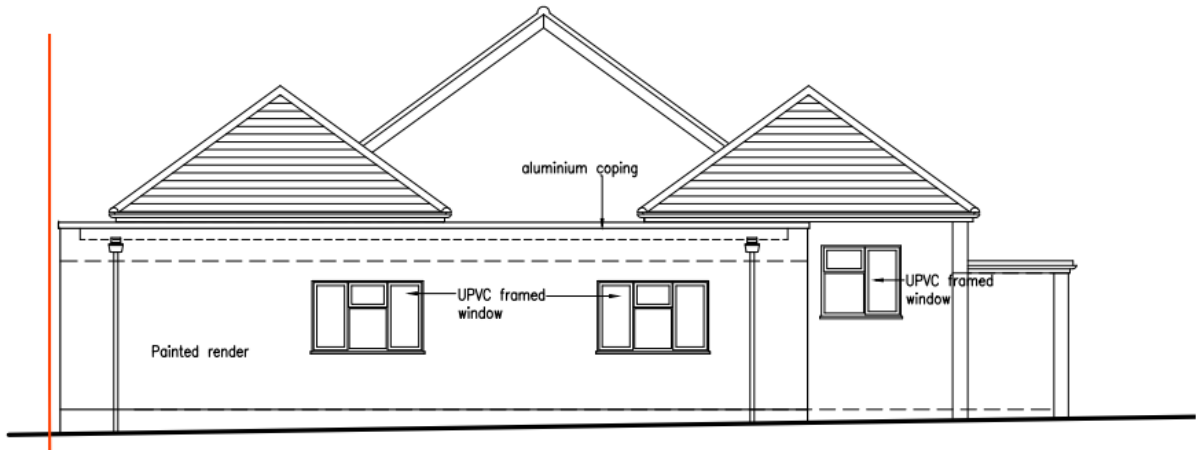


Figure 3.4 Proposed East Elevation

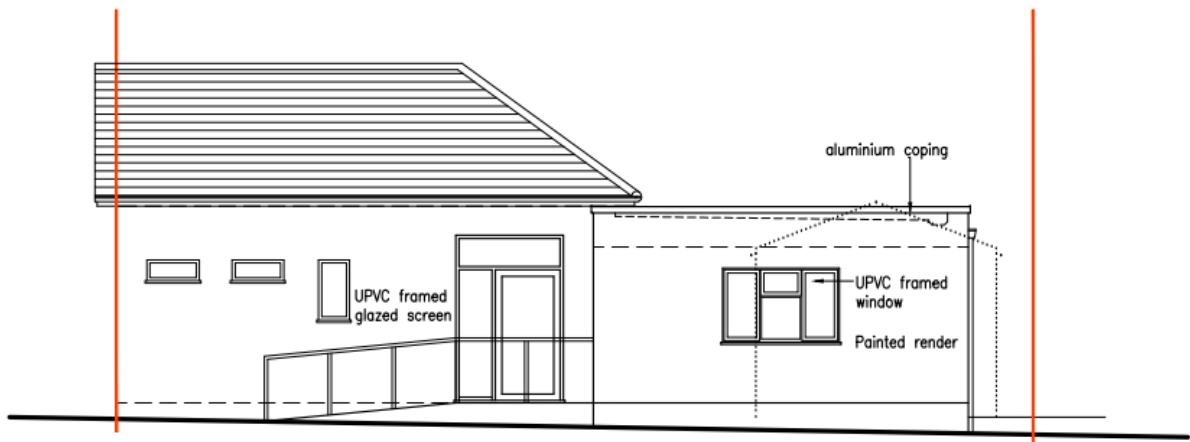


Figure 3.5 Proposed South Elevation

## **10. Conclusions**

- a) The proposed change of use is within the previous class of use “class D1” however due to the recent changes to the use class order, it is believed that the best process would be to submit a planning application for the proposed use as a day nursery.
- b) In line with Policy CS03 of the Bexley Core Development Strategy, employment in the borough is of high priority and alternative use of a vacant property will benefit the local community especially during these challenging times of COVID-19 pandemic, therefore taking this into account, the council will appreciate that the application proposal seeks to return a vacant property back to active community use creating employment opportunities to local residence.
- c) The Childcare Act 2006 places a duty on local authorities to ensure that there are enough childcare places to enable parents to work or train. In the current situation, the proposal will meet the space requirements of the Early Years Foundation Stage Framework.
- d) The application site is highly accessible and more sustainable that will encourage patrons to travel by foot or make use of the public transport. This in fact, underpins the nursery “Green Travel” and Policy CS15 of the Bexley Core Development Strategy which seeks to promote modal shift from the use of the private cars and reduce congestion.
- e) The proposed development will not have any negative impact on transport as the site benefit from good transport network and a huge car parking facilities to accommodate parents dropping off and picking up children. The development will also be providing parking for staff although the setting will have in place a green travel to encourage staff to make use of other means of travel.
- f) Given that outdoor play space that complies with Ofsted standards, measures in terms of noise management have been put in place to ensure that no perceptible noise will arise from the site by installing acoustic soundproof materials on sensitive boundaries.
- g) In line with paragraph 111 of the National Planning Policy Framework (NPPF) this application is supported by a travel plan.
- h) The London Plan 2021 Policy chapter 5.3.3 estimate that an additional 100,000 childcare places will be needed by 2041. Considering this, the building when extended, can accommodate much needed spaces required in the local area. This in fact, endorses the case for change of use with the proposed extension.
- i) Considering all the above, the application is compliant in terms of policy, and we politely request for permission to be granted.

## Appendix 1

The below illustrate marketing details of the property in support of this application which details the marketing approach by Landlord.

Deepdene Road, Welling, Kent, DA16

Print



### Property Description

#### Commercial information

■ 1,000 sq ft (92 sq m)

■ Use class orders: D1 Non-Residential Institutions and Class E

#### Letting information:

Furnishing:

Unfurnished

Letting type:

Long term

#### Key features

■ Open Plan

■ Good quality bathroom facilities

■ Large outdoor area

■ space for approximately 20 children

■ Bills included in rental price.

#### Full description

We are pleased to advertise the rear of Welling Church halls on an exclusive basis. The premises benefits from c. 1000 Sq Ft of open plan space, and a large outdoor space.