

Planning statement

I currently operate a successful nursery (the little village nursery) that is based inside St Mary's Catholic Primary school, we are located in the village of Great Eccleston. I am registered to take 20 children, I also provide before and after school club and wrap around care for the schools Pre school that school are unable to provide. I have been operating since January 2020 and ofsted Outstanding.

Site description

The Old Cottage, St Mary's Road is a semi detached property adjoining the school of St Mary's Catholic Primary school. It is three storey property with a single garage and a private rear garden.

The site is located within a residential area, immediately next to the dwelling is the school car park and next to that there is only 1 dwelling to the North west. To the rear of the dwelling lies the school playground which I currently use and to the rear of that the school field. The Farmers Arms pub and car park is located on the opposite side of the road and is separated by a distance of ...

Description of Proposal

The applicant seeks planning permission for the change of use of The Old Cottage from use as a residential dwelling (use class C3) to a children's nursery (use class E) The applicant proposes the care of up to ... children between 07.30 and 17.45 from Monday to Friday.

I would like to change the use of The Old Cottage that directly joins onto my room that I currently lease from the school, there is an existing doorway where it was once open and I would like to reopen this back up, this has been discussed between the school and the diocese and are happy for me to do so, I am adjoined to the cottage next door and there are no other neighbours within 30meters so would cause no disturbance to neighbours or businesses.

At present my families access the nursery using the school entrance there is no public footpath and walk on the road, if I had the cottage next door there is a path and car park that families can use to access the side of the cottage for access making the route much safer as no roads are involved. My current parents have always been respectful with parking and cause no disturbance and since opening in January 2020 we never received any complaints.

We are currently full with a waiting list for working parents and are looking to expand into the adjoining cottage to enable me to increase numbers and serve to meet the local needs of the village, the additional space would also allow me to offer more spaces to the school for before and after school care without me being

able to offer this facility it would have a negative impact on some of the working parents of the school children.

We are also desperate to open up spaces for children being advised to attend Early Years settings from Health Visitors after their two year checks as they are behind on development.

By expanding into the cottage depending on the age range of the children I could take between 8 and 10 children extra children. If nursery was at full capacity we would have 30 children attending each day.

The nursery extension will not create any additional disturbance, traffic or congestion as it is already there. We have the use of the school car park, the Farmers Arms and the church behind school so plenty of parking to reduce disturbance, also as we have staggered drop offs and pick ups it never feels busy. We have many local families who walk to and from nursery, this also eases congestion. There will be no more disturbance to surrounding area as there already is as we are in the school.

As agreed with the school my staff have parking facilities at the back of St Mary's Church.

My current refuse contract for the bins can remain the same and the bins will be kept in the school grounds beside the kitchen as they are now, so no bins visible to the public.

We have strong links with all local schools in the area as we are a feeder to them all.

We would be making no physical changes to the existing building.

The school are keen for us to lease the cottage as it's a safeguarding concern when leased out to the public as the windows look out onto the playground and a classroom, all my staff will have enhanced DBS.

Our current nursery space is fully accessible for disabled access. The cottage hallways are narrow at 82cm wide so will be accessible my most and ramps will be fitted to the access points but due to the small footprint would be unfeasible to put a lifted platform in. But access can be made and we do have access through the other nursery door.

The cottage itself I would be using the two lounges downstairs, and a downstairs toilet for children, the kitchen/diner would be used for catering and staff room. Upstairs 3 bedrooms would be used for storage and an additional staff room/training room.

