

Application Number

P/2012/0737

Site Address

25 Courtland Road
Torquay
Devon
TQ2 6JU

Case Officer

Mr Alexis Moran

Ward

Cockington With Chelston

Description

Change of use of flat 2 to office/staff room/meeting rooms for the nursery

Executive Summary/Key Outcomes

The application seeks permission for a change of use from an existing flat to a staff room and training room in association with the existing nursery.

The proposal is not considered to have a significant impact on adjacent properties as the existing use as a flat is likely to be more intense in terms of activity, noise and parking than the proposed use.

It is not deemed that the proposed change of use would result in any further congestion in the surrounding area, the number of staff employed by the nursery is to remain the same and there is not any significant intensification of the site. The loss of the flat is likely to result in fewer vehicle movements on the site.

Recommendation

Approval.

Site Details

Large post war semi detached property set well back from the road frontage in large irregular shaped plot. The property is in use as a nursery.

Detailed Proposals

The application seeks permission for the change of use of flat 2 to an office which can be used as a staff room and meeting rooms in connection with the existing nursery.

Summary Of Consultation Responses

None

Summary Of Representations

A total of four objections were received including a petition. The main issues raised in the objections related to traffic, noise and parking. These are reproduced at Page T.201.

Two letters of support were received from the applicant which countered the issues raised by the objectors.

As a result of these representations a site review meeting was undertaken on the 23rd of August at which point it was decided that the application should go before the October Development Management Committee.

Relevant Planning History

P/2004/0141	Alterations and formation of second vehicular entrance off Burleigh Road with parking and single storey extension to provide new baby unit. Approved 18/3/2004.
P/1991/1653	Use as day care centre for children with staff accommodation. Approved 5/3/1992.
P/1993/0205	Retention of use as day care centre for children with staff accommodation. Approved 16/4/1993.

Key Issues/Material Considerations

The key issues to consider in relation to this application would be whether the application would impact adversely on adjacent properties or cause serious congestion.

As the flat is to be converted to an administrative use it is not deemed that the proposal would have an adverse impact on adjacent properties. It is considered that the existing use as a flat is likely to be more intense in terms of activity, noise and parking than the proposed use.

It is not deemed that the proposed change of use would result in any further congestion in the surrounding area, the number of staff is to remain the same and the loss of the flat is likely to result in fewer vehicle movements on the site.

Conclusions

The proposed change of use is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. The change of use to Flat 2, hereby approved, shall be for ancillary staff accommodation for purposes related to the nursery and no other use.

Reason: In the interests of the amenities of the area and in accordance with the requirements of policy CF1 of the saved adopted Torbay Local Plan 1995-2011

Informative(s)

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

CF1

Relevant Policies

CF1 Provision of new and improved community

BES Built Environment Strategy

BES Built Environment Strategy