

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0813	Your Ref:	KH/P/2015/0813
Date:	12 TH November 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 502 Sparkles Day Nursery, Prince Charles Road, Wexham.
Development: Single storey side extension.

I refer to your consultation dated 02/11/2015 in respect of the above.

The proposed development site is located on Prince Charles Road which is an unclassified road subject to a 20mph speed limit.

The nursery is served by a 3.7m wide access gated approximately 5.4m behind the adjoining carriageway. The access is surfaced with hard bound materials.

The existing nursery appears to have a gross floor area of approximately 214m² and a proposed floor area of 48.5m² for the proposed extension equating to a total gross floor area of approximately 262.5m².

Based on LPGN 16 – D1 Use, the proposed site would require a maximum of 13 spaces. There would appear to be space for approximately 10 parking spaces in the existing car park. However, given the relatively low number of staff working at the nursery (approx. 3 no.) and the sustainable location of the site with the majority of parents arriving on foot, I would consider the proposed parking provision to be adequate.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

P. Palmer

Service Manager Environment

PP