

PLANNING DIVISION INFORMATION SHEET 2.10 CHILDCARE / PRE-SCHOOL PROPOSALS

PLANNING PERMISSION – CHANGE OF USE

The use of a building as a day nursery, crèche or for the provision of education (which would include pre-school) falls within Use Class D1. Under the Use Classes Order it is possible to change from one use to another within the same Use Class without requiring planning permission. Other Class D1 uses include: public / church halls, buildings connected with worship or religious instruction, educational buildings, libraries, medical centres (excluding GP's surgeries within dwellings which remain partially in residential use), art galleries & museums. However, planning permission may be required a change of use not permitted by the Use Classes Order e.g. from residential or retail uses; due to restrictive conditions preventing changes under the Use Classes Order; and for external alterations, extensions; or site specific issues e.g. the need for Conservation Area Consent or Listed Building Consent. Building Regulations – Physical alterations (internal or external) require building regulations consent regardless of the need for planning permission.

RESIDENTIAL CONVERSIONS

The following considerations should be borne in mind when looking for an appropriate location:

Residential Impact – The Council will consider carefully the effect of proposals on the amenities of neighbouring properties, including the impact of external noise on adjacent gardens. Such proposals are generally only acceptable in large detached houses.

Parking – The requirements for parking will be “determined locally on merit”. Of particular importance will be the availability of operational parking spaces (i.e. for staff). Sites should be located in close proximity to public transport. In Conservation Areas the visual impact of any parking area will be relevant.

Highway Safety - the impact that the dropping off/picking up children will have on the free flow of traffic, and hence locations on main roads may be problematic.

TOWN CENTRES / SHOPPING PARADES

There is support, in principle, for such uses in town centres / shopping parades (secondary shopping frontages only in Bromley, Beckenham, Orpington, Penge, Petts Wood and West Wickham).

DETAILS TO SUBMIT WITH YOUR APPLICATION

Floor plans; operating hours; number of children and staff at any one time; parking availability and proposed alternative transport provisions; contact the Council's Early Years Team to establish need and potentially written support.

For further information contact: planning@bromley.gov.uk or telephone 020 8313 4956, however please note that there is a charge for all pre-application advice – more information is available on our website.

This form is available upon request in large-print format.

Issued by Planning Division July 2004

Updated June 2011

