

Planning Statement

Proposed Single-Storey Outbuilding to Support Nursery Provision

St Clare's Church, St Clare's Avenue, Havant, Hampshire, PO9 4JF

1. Introduction

This Planning Statement has been prepared in support of a planning application for the erection of a single-storey outbuilding with a Gross Internal Area (GIA) of approximately 41 square metres within the grounds of St Clare's Church, St Clare's Avenue, Havant, Hampshire, PO9 4JF.

The proposed development will provide additional accommodation for Warren Church Nursery, operated by Girls & Boys Nursery, which currently serves families within the Warren Park community. The proposal seeks to enhance existing childcare provision and ensure sufficient space is available to meet local demand while maintaining a safe, high-quality learning environment.

2. Site and Surroundings

St Clare's Church occupies a well-established community site within the Warren Park area of Havant. The church and associated grounds provide an important local community resource and currently accommodate nursery activities operated by Warren Church Nursery.

The surrounding area is predominantly residential in character, with community facilities, public open spaces, and local services located nearby. The church site benefits from established landscaping and sufficient external space to accommodate the proposed outbuilding without adversely affecting neighbouring properties or the wider street scene.

3. Existing Nursery Provision

Warren Church Nursery currently provides childcare services for children from three months to preschool age and operates between 7:30am and 6:00pm, with earlier sessions available upon request. The nursery accepts funded childcare places for eligible two, three, and four-year-old children.

The nursery plays an important role in supporting local families by providing early years education and childcare within the Warren Park community. Demand for nursery places has increased, creating a need for additional dedicated accommodation to support continued growth and maintain high standards of care and education.

4. The Proposed Development

The proposal comprises the construction of a detached single-storey outbuilding with a Gross Internal Area of approximately 41 square metres.

The building will be designed to complement the existing church buildings and surrounding environment through the use of appropriate materials, scale, and form. The structure will provide flexible nursery accommodation suitable for educational and childcare activities, including learning, play, and associated support functions.

Key features include:

- Single-storey scale appropriate to the surrounding development.
- Approximately 41 sqm Gross Internal Area.
- Design and materials sympathetic to the existing church site.
- Safe and accessible accommodation for nursery users.
- Minimal visual impact on neighbouring properties and the wider area.

5. Planning Considerations

Principle of Development

The proposal represents a modest extension of an established community and educational use. The development supports the continued operation and growth of an existing nursery facility that serves local residents and contributes positively to community infrastructure.

The provision of additional childcare facilities aligns with national and local planning objectives that seek to support community services, educational facilities, and sustainable neighbourhoods.

Design and Appearance

The proposed outbuilding has been designed as a small-scale structure that sits comfortably within the church grounds. Its single-storey form ensures that it remains subordinate to the existing church buildings and does not dominate the site.

The scale and appearance of the building will respect the character of the surrounding area and maintain the visual amenity of neighbouring properties.

Residential Amenity

Given its modest size and single-storey nature, the development will not result in significant overlooking, overshadowing, or loss of privacy to neighbouring occupiers.

The proposal supports an existing nursery use rather than introducing a new activity to the site. As such, any impacts associated with nursery operations are expected to remain consistent with the established use of the premises.

Highways and Access

The proposal does not generate a substantial increase in traffic movements beyond those associated with the existing nursery operation. Access arrangements will remain unchanged, and the additional accommodation is intended primarily to improve operational capacity and quality of provision rather than fundamentally alter the nature of the use.

The site remains accessible to local residents by walking, cycling, and public transport, supporting sustainable travel patterns.

Community Benefits

The proposed development will deliver significant community benefits through:

- Increased capacity and flexibility for early years education.
- Improved facilities for children, staff, and families.
- Support for working parents and carers within the local community.
- Continued provision of funded childcare places.
- Enhancement of an established community facility.

6. Conclusion

The proposed single-storey nursery outbuilding at St Clare's Church represents a modest and appropriate form of development that will support the continued delivery of high-quality childcare and early years education within Warren Park.

The proposal is proportionate in scale, compatible with the character of the site and surrounding area, and will provide clear social and community benefits. It will enhance an existing

community facility without giving rise to unacceptable impacts on neighbouring amenity, visual character, or local infrastructure.

For these reasons, the proposed development is considered to accord with the objectives of national and local planning policy, and planning permission is respectfully sought.

Site Photographs











