
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr M Sawicki Dulwich & Sydenham Hill Golf Club	Reg. Number	12/AP/2999
Application Type	Full Planning Permission	Case Number	TP/2568-D
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club.

At: DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH

In accordance with application received on 12/09/2012

and Applicant's Drawing Nos. Design and Access Statement, ABL266/SP, ABL/266/1, ABL/266/2, Photo sheets x 3.

Reasons for granting permission.

Strategic policies of the Core Strategy 2011

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments, Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site and 3.28 Metropolitan Open Land advises that the Local Planning Authority will seek to protect MOL from inappropriate development.

The Residential Design Standards SPD (2011)

NPPE

Part 7 Delivering good design, Part 11 Conserving the natural environment and Part 12 Conserving the historic environment

Particular regard was had to potential impacts on the character and appearance of the Metropolitan Open Land and the SINC. The fencing supports the use of the land for open space recreation, and given its transparency, does not harmfully affect openness. Given its limit length, it is considered to have negligible impacts on local biodiversity. The impact on the conservation area was considered to be neutral. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Design and Access Statement, ABL266/SP, ABL/266/1, ABL/266/2, Photo sheets x 3.

Reason:

For the avoidance of doubt and in the interests of proper planning.

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.