

Item No. 7.5	Classification: OPEN	Date: 23 July 2013	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 13/AP/1732 for: Full Planning Permission Address: DULWICH SPORTS GROUND, 102-106 TURNEY ROAD, LONDON SE21 7JH Proposal: Erection of a single storey timber clad building adjacent to the existing clubhouse, to be used as a children's day nursery (D1) Monday-Friday, and to provide evening and weekend wet weather sports teaching facilities (D2).		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date	20/06/2013	Application Expiry Date	15/08/2013
Earliest Decision Date 26/07/2013			

RECOMMENDATION

- 1 That members resolve to grant planning permission subject to conditions.

BACKGROUND INFORMATION

- 2 This application is reserved to members for decision as the site falls within Metropolitan Open Land (MOL).

Site location and description

- 3 The application site relates to Dulwich Sports Ground, a 8.9ha open area of land situated to the west of Dulwich Village and bounded to the west by Croxted Road and the railway. Access to the site is via Turney Road to the north which gives access to an existing car parking area and sports pavilion building. This particular application relates to a small area of land located to the west of the existing pavilion.
- 4 To the north the site is bounded by the rear gardens of the residential properties fronting Turney Road.
- 5 The surrounding area is predominantly residential in nature and is within the Dulwich Village Conservation Area. The site is subject to the following designations on the Proposals map to the Saved Southwark Plan:
 - Metropolitan Open Land (MOL)
 - Suburban Density Zone - South
 - Air Quality Management Area

Details of proposal

- 6 This application seeks full planning permission for the erection of a flat roofed prefabricated building to the west of the existing clubhouse. The proposed building

would be single storey to a maximum height of 3.2m and would provide 187sqm of floorspace. During weekdays the building would be used as a children's day nursery catering for a maximum of 41 children up to the age of 5 years. In the evenings and weekends the building would be used by the sports club as a 'wet weather' training facility providing space for theoretical classroom learning.

7 The building would have a dual Use Class of D1 non-residential institutions (day nursery) and D2 assembly and leisure (sports club).

8 A covered bicycle store would be erected adjacent to the existing clubhouse

9 Hours of Operation

Day Nursery (D1): Monday - Friday 7:30am to 6:30pm

Sports Club (D2): Monday - Friday 6:30pm to 10:30pm, Saturday - Sunday 9:00am to 10:30pm

10 Materials

- Timber clad Siberian Larch
- Timber steps, ramp, decking and balustrades
- Grey uPVC double glazed windows
- Glazed white uPVC doors

11 Planning history

None of relevance.

12 **KEY ISSUES FOR CONSIDERATION**

Summary of main issues

13 The main issues to be considered in respect of this application are:

- a) Principle
- b) Design, Appearance and impact on Conservation Area
- c) Traffic and Transportation
- d) Residential Amenity

Planning policy

14 Core Strategy 2011

Strategic Policy 11 - Open Spaces and Wildlife

Strategic Policy 12 - Design and Conservation

Strategic Policy 13 - High Environmental Standards

15 Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 16 3.1 Environmental effects
- 3.2 Protection of Amenity
- 3.11 Efficient Use of Land
- 3.12 Quality in Design
- 3.13 Urban Design
- 3.15 Conservation of the Historic Environment
- 3.18 Setting of Listed Buildings, Conservation Areas and World heritage Sites
- 3.25 Metropolitan Open land
- 5.1 Locating Developments
- 5.2 Transport Impacts

- 17 London Plan 2011
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture

- 18 National Planning Policy Framework (NPPF)
- 7. Requiring good design.
- 12. Conserving and enhancing the historic environment

Principle of development

- 19 The application site is located within Metropolitan Open Land (MOL) and as such saved Southwark Plan policy 3.25 is relevant to the determination of this proposal. Policy 3.25 states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:

- i) Agriculture and forestry; or
- ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
- iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
- iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

- 20 The erection of the proposed building would provide additional space for sports teaching in association with the wider use of the site as a sports ground. The existing clubhouse provides changing rooms, showers, toilets etc, but has limited room available for sports teaching and theoretical learning. All the existing sporting facilities would be retained and the proposed space would support the continued use of the site for outdoor sports and recreation.

- 21 The proposed building has been sited to ensure the open nature of the MOL would not be effected, whilst being in a convenient position to allow its use in connection with the wider outdoor facilities. Its use during the day as a children's day nursery is not considered to conflict with the wider purposes of the land. During the day demand for the space as a sports support facility would be limited and the building would very likely remain empty. Allowing the flexibility in the use of the building results in a sustainable solution ensuring the potential use of the building is realised and would provide a much needed facility to the local community where childcare provision is under immense pressure.

Design, Appearance and impact on Conservation Area

- 22 Saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan seek to ensure that developments achieve high quality architectural and urban design, while policy 3.15 seeks to conserve the historic environment and 3.18 seeks to preserve or enhance the setting of Listed Buildings, Conservation Areas and World Heritage Sites.
- 23 The application site is characteristically open with the existing pavilion building and storage buildings sited on the MOL boundary closest to the neighbouring built form of the residential dwellings on Turney Road. The proposed building has been sited next to the existing building reducing its impact on the open nature of the MOL. Its design as a low level, flat roofed structure, clad in timber further reduces its dominance and allows it to sit comfortably on the site.
- 24 It is therefore considered appropriate in the local context having minimal impact on the open nature of the MOL and the character of the surrounding Conservation Area.

Traffic and Transportation

- 25 The application site has an existing dedicated on site car park which would be reconfigured as part of the proposed works. This makes provision for 46 general parking spaces, 3 dedicated disabled spaces and 10 covered bicycle parking spaces.
- 26 As the proposed use would provide sports related wet weather teaching facilities it is not anticipated that there would be any noticeable change of activity on the site during the weekends and evenings, and therefore no increase in vehicle movements.
- 27 During weekdays, peak times for movements to and from the site would be during morning drop-off and afternoon pick-up from the day nursery. The nature of a children's day nursery means that these movements would be staggered throughout the morning and afternoon rather than traditional school hours. Furthermore it is anticipated that the majority of potential users would come from the immediate locality and are likely to walk to the site. This is further encouraged by the proposed large buggy storage area attached to the new building.
- 28 Given the large existing area for car parking, those users dropping off children by car would enter the site from the existing access on Turney Road, thus ensuring that there would be no overspill onto surrounding roads and no impact on existing parking situations in the locality.
- 29 In consideration of the above there would be no increased pressure on the surrounding transport network or parking situation resulting from the erection of the building and its proposed use.

Residential Amenity

- 30 Saved policy 3.2 'Protection of Amenity' of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 31 The nearest residential properties are those located to the north on the southern side of Turney Road. The rear elevation of these properties would be sited approximately 45m from the proposed new building. Given the single storey nature of the building, separation distance and the existing levels of vegetation within the rear gardens, there is considered to be no impact on outlook or visual intrusion.
- 32 It is not anticipated that the proposed use as a children's day nursery would result in

increased levels of noise or disturbance.

Impact on trees

- 33 The application site has a large mature tree sited approximately 5m to the north of the proposed new building. Given the construction methods of pre-fabricated buildings of this nature, it is considered that with adequate protection during construction the existing tree would not be effected by the proposed development. This would be ensured through the imposition of appropriate conditions.

Mayoral CIL

- 34 Section 143 of the Localism Act 2011 states the any financial sum that an authority has received, will, or could receive in the payment of CIL as a material "local financial consideration" in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. CIL is payable on this application. The applicant has completed the relevant form and CIL is payable on 187 square metres of floorspace equivalent to a CIL charge of £6545.

Environmental impact assessment

- 35 An Environmental Impact Assessment is not required for a development of this nature.

Conclusion on planning issues

- 36 The proposed development is in accordance with adopted policy and is consistent with the established use of the application site for recreational and sporting purposes. The proposed building is considered acceptable in design terms and in terms of the impact on visual and residential amenity. The proposed extension will provide much needed children's day nursery accommodation in a sustainable and accessible location with minimal impact on the surrounding environment.
- 37 For the reasons as discussed above it is recommended that planning permission be granted subject to a condition

Community impact statement

- 38 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) There are no issues relevant to particular communities/groups.
- c) There are no likely adverse or less good implications for any particular communities/groups.

Consultations

- 39 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 40 No responses have been received at the time of the writing of this report. Representations received after publication will be reported in the addendum.

Human rights implications

- 41 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
- 42 This application has the legitimate aim of providing a new children's day nursery and improved sports facilities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

- 43 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-B Application file: 13/AP/1732 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5452 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Amy Lester, Senior Planning Officer		
Version	Final		
Dated	5 July 2013		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Corporate services	No	No	
Strategic Director, Environment and Leisure	No	No	
Strategic Director, Housing and Community Services	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team			11 July 2013

APPENDIX 1

Consultation undertaken

Site notice date: 03/07/2013

Case officer site visit date: 03/07/2013

Neighbour consultation letters sent: 04/07/2013

Internal services consulted:

Transport Planning

Waste Management

Neighbours and local groups consulted:

154 TURNEY ROAD LONDON SE21 7JJ
156 TURNEY ROAD LONDON SE21 7JJ
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140 TURNEY ROAD LONDON SE21 7JJ
134 TURNEY ROAD LONDON SE21 7JJ
128 TURNEY ROAD LONDON SE21 7JJ
130 TURNEY ROAD LONDON SE21 7JJ
132 TURNEY ROAD LONDON SE21 7JJ
174 TURNEY ROAD LONDON SE21 7JL
BOROUGH POLYTECHNIC GROUNDS 102-106 TURNEY ROAD LONDON
SE21 7JH
FIRST FLOOR FLAT 83 TURNEY ROAD LONDON SE21 7JB
140A CROXTED ROAD LONDON SE21 8NR
FLAT 2 144 CROXTED ROAD LONDON SE21 8NR
142 CROXTED ROAD LONDON SE21 8NR
FLAT 1 144 CROXTED ROAD LONDON SE21 8NR
GROUND FLOOR FLAT 83 TURNEY ROAD LONDON SE21 7JB
HOLLINGTON CLUB REAR OF 123 TO 125 BURBAGE ROAD LONDON SE24 9HD
140E CROXTED ROAD LONDON SE21 8NR
140B CROXTED ROAD LONDON SE21 8NR
140C CROXTED ROAD LONDON SE21 8NR
140D CROXTED ROAD LONDON SE21 8NR
138 CROXTED ROAD LONDON SE21 8NR
184 TURNEY ROAD LONDON SE21 7JL
186 TURNEY ROAD LONDON SE21 7JL
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182 TURNEY ROAD LONDON SE21 7JL
176 TURNEY ROAD LONDON SE21 7JL
178 TURNEY ROAD LONDON SE21 7JL
180 TURNEY ROAD LONDON SE21 7JL
67 TURNEY ROAD LONDON SE21 7JB

134 CROXTED ROAD LONDON SE21 8NR
136 CROXTED ROAD LONDON SE21 8NR
116 TURNEY ROAD LONDON SE21 7JJ
190 TURNEY ROAD LONDON SE21 7JL
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144A CROXTED ROAD LONDON SE21 8NW
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77 TURNEY ROAD LONDON SE21 7JB

APPENDIX 2

Consultation responses received

Internal services

None received - responses received after publication of the report will be reported in the addendum

Neighbours and local groups

None received - responses received after publication of the report will be reported in the addendum