

Item no 1.1	Classification OPEN	Decision Level Camberwell Community Council	Date 22/02/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-CO-0126) Construction of covered multi use games area incorporating an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting, in addition to replacement 1.8m high metal and timber fence to the south-east and south-western part of the boundary.		Address THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH Ward South Camberwell	

PURPOSE

- 1 To consider the above application as scheme is a 'Council's own' application and the volume of the development exceeds a volume of 300m³.

RECOMMENDATION

- 2 To approve planning permission.

BACKGROUND

Site location and description

- 3 The Charter School is located to the eastern side of Red Post Hill, behind a row of terraced and semi-detached dwellings. St Faiths Church is located to the immediate north-west of the site, and JAGS sports club is located to the immediate east of the site, with their main sports fields adjoining the School. North Dulwich Station is located approximately 120m to the south of the main school entrance. The surrounding area is otherwise generally characterised by residential dwellings.

The site is located just to the south of the Sunray Estate Extended Conservation Area but is not within the conservation area.

Details of proposal

- 4 Planning permission is sought for the construction of covered multi use games area (MUGA) over an existing, although unused, hard surface playing area. The location of the MUGA is within the arrangement of the existing school buildings, although it is located to the north-east corner of the school property, beside an existing hard surface playing area.
- 5 The new MUGA playing surface will measure 15.8m in width and 35.7m in length, and will also incorporate an open sided steel frame and PVC covered canopy above with associated perimeter metal mesh fencing and lighting. The canopy will extend over most of this surface and the curved roof will measure a maximum of 6.4m in height.

- 6 In addition, permission is also sought to replace the existing fence with a 1.8m high metal and timber fence to the south-east and south-western part of the boundary.

Planning history

- 7 Planning permission (05-CO-0137) was granted in March 2006 for the replacement of an existing gymnasium block with a new two storey sports hall complex. Alterations to the existing vehicular access on junction of Red Post Hill and the school's north drive.

Planning history of adjoining sites

- 8 None relevant

FACTORS FOR CONSIDERATION

Main Issues

- 9 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the potential impact on the amenity of surrounding occupiers.
 - c] the design and appearance of the proposed development.

Planning Policy

- 10 Southwark Plan 2007 [July]
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
- 11 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPG 24: Planning and Noise

Consultations

- 12 Site notice date:
8 December 2009
- 13 Press notice date:
Not required.
- 14 Neighbour consultation letters sent:
8 December 2009
- 15 Case officer site visit date:
An accompanied site visit was undertaken on 8 December 2009
- 16 Internal consultees
Environmental Protection
Transportation Team
- 17 Statutory and non-statutory consultees

None

- 18 Neighbour consultees
Refer to list in Appendix 1

- 19 Re-consultation
N/A

Consultation replies

- 20 Internal consultees
Environmental Protection - do not object to the development.

Transportation Team - no objection to the development.

- 21 Neighbour consultees
No responses received.

PLANNING CONSIDERATIONS

Land Use

- 22 The site of The Charter School has long been established for educational use, and it is considered that the proposed MUGA would be ancillary to this use. In this regard the principle of the development is acceptable. The applicant has indicated that there would be some wider community use made of the facilities which would accord with policies on community uses and making efficient use of land. The subject site is also not located within Metropolitan Open Land (which is located to the east of the site).

Amenity

- 23 The hard playing surface itself is already established and formed on the site of the proposed MUGA upgrade, and it is not considered that this would have any impact.

- 24 With regard to the proposed canopy structure and associated fencing, whilst this is generally located within the arrangement of school buildings, it could be seen from St Faiths Church to the south, and the surrounding residential properties to the west of the site. It would be sufficiently distanced from the boundaries with adjoining residential properties that it would not have a harmful impact in terms of loss of sunlight or daylight, or result in a sense of loss of outlook.

- 25 The new structure will be seen with the existing buildings as a backdrop, and would not be seen above the skyline. Overall it is considered that the appearance of the structure would not cause harm to the visual amenity of the area.

- 26 It is proposed to install 8 lights beneath the canopy and directed onto the playing surface. The development does therefore raise the potential for light overspill, and noise issues in relation to use of the facility. For this reason the Council's Environmental Protection Team (EPT) have assessed the proposed development with regard to these two aspects in particular.

- 27 The applicant has submitted a Lighting Report (prepared by LTL Contracts), which assessed the effect of light spill. The Environmental Protection Team have no concerns regarding any potential light spillage, and consider as such that there would be no harm to any neighbouring occupier.

- 28 The applicant has proposed that the MUGA will be used solely by the school until 17:00pm, and there would likely be some casual community use between the hours of 18:00pm and 20:00pm although they indicate that this would be likely to be

infrequent. Use of the facilities by the school, or wider community is not considered to be likely in itself to cause harm to amenities, subject mainly to assessment of the hours of use.

- 29 Regarding potential for noise disturbance to surrounding occupiers, the EPT do not object to the scheme in principle, although there is a concern that unless there is some control regarding the hours of operation, noise disturbance and a resulting loss of amenity could arise. Therefore it is proposed to restrict the hours of operation of the MUGA to 20:00pm.
- 30 Overall, for the reasons discussed above, it is considered that the proposed development would not harm the amenities of any adjoining occupier, subject to the imposition of conditions.

Transportation

- 31 The Transportation Team have assessed the proposed development and have no objection to the scheme. It is considered that the proposed 1.8m high close boarded fence would not materially disrupt drive sightlines when exiting the service road associated with the school. Sufficient sightlines are retained.

Other matters

- 32 There are no other matters for consideration.

Conclusion

- 33 Overall, for the reasons outlined above, it is considered that the proposed new MUGA would provide an improved sports facility for The Charter School, whilst ensuring that there are no significant impacts to the amenities of any adjoining occupier. The development meets the policies of The Southwark Plan [UDP] 2007, and should be granted on this basis.

COMMUNITY IMPACT STATEMENT

- 34 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.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 35 There are no sustainable development implications associated with this development.

HUMAN RIGHTS

- 36 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. This application has the legitimate aim of providing additional accommodation in connection with the use of the site as a school. The rights potentially engaged by this application, including a 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.

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CASE FILE
Papers held at:

TP/2100-A
Regeneration and neighbourhoods dept.
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Appendix 1

Neighbour Consultee List for Application Reg. No. 09-CO-0126

TP No	TP/2100-A	Site	THE CHARTER SCHOOL, RED POST HILL, LONDON, SE24 9JH
App. Type	Council's Own Development - Reg. 3		

Date Printed	Address
08/12/2009	8 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	ST FAITHS VICARAGE 62 RED POST HILL LONDON SE24 9JQ
08/12/2009	ST FAITHS COMMUNITY CENTRE RED POST HILL LONDON SE24 9JQ
08/12/2009	56 RED POST HILL LONDON SE24 9JQ
08/12/2009	103 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	105 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	109 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	113 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	77 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	81 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	85 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	58 RED POST HILL LONDON SE24 9JQ
08/12/2009	60 RED POST HILL LONDON SE24 9JQ
08/12/2009	89 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	91 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	95 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	99 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	16 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	27 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	31 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	101 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	107 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	111 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	115 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	79 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	83 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	87 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	93 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	97 SUNRAY AVENUE LONDON SE24 9PT
08/12/2009	10 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	12 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	14 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	2 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	25 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	29 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	4 NAIRNE GROVE LONDON SE24 9PU
08/12/2009	6 NAIRNE GROVE LONDON SE24 9PU

