

Item No. 4	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 1.3.2004
From INTERIM DEVELOPMENT AND BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (03-AP-2364) Erection of single storey front extension, including ramp for disabled access.		Address Dulwich & Sydenham Golf Club, Grange Lane SE21 Ward College	

1. PURPOSE

- 1.1 To consider the above application which is for committee consideration as it is located on Metropolitan Open Land.

2. RECOMMENDATION

- 2.1 Grant Permission

3. BACKGROUND

- 3.1 The application site is two-storey club house for the Dulwich and Sydenham Golf Club, located off Grange Lane. The property is located within the Dulwich Wood Conservation Area and Metropolitan Open Land.
- 3.2 There is a previous planning approval for the erection of a canopy to the main entrance to the clubhouse, submitted in 1977.
- 3.3 The current application seeks permission to construct a 10m (wide) by 1.8m (deep) single storey extension at the entrance to the club house. The extension will have a sloping roof measuring 3.1m to the pitch, and 2.6m to the eaves. This infills the existing canopy area and also extends the width of the structure. The extension will be used as a beer store, and will be accessed by double doors on the flank. Materials will match the existing building.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are:

- the impact that the extension will have upon the appearance of the golf house;
- the Dulwich Wood Conservation Area
- Metropolitan Open Land; and
- Council policies

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 Aesthetic Control - design of extension is sympathetic to the appearance of the existing building, as such complies

Policy E.4.3 Proposals Affecting Conservation Areas - maintains the appearance of the building within the conservation area

Policy C.5.6 Metropolitan Open Land - Although the proposal involves the loss of land within MOL, the area is not significant and it is considered that the proposal enhances the existing club house, as such it complies.

Supplementary Planning Guidance No.4 'Access and Facilities for People with Disabilities and People with Mobility Difficulties - Complies

Draft Southwark Plan [agreed for Deposit November 2002]:

Policy 3.6 Heritage Conservation - complies, the proposal maintains the character and appearance of the Dulwich Wood Conservation Area

Policy 3.8 Metropolitan Open Land (MOL) - the extension is small in scale and will enhance the use of the golf club and ensure its viability. The ramp may result in the additional use of the facilities by the disabled.

Policy 3.14 Quality in Design - complies

Policy 3.15 Urban Design - complies

Heritage Conservation SPG - complies

4.3 Consultations

Site Notice: 16/1/04

Press Notice: 2/1/04

Consultees:

Scout Association, South London Scout Centre, Grange Lane, SE21 7LH
The Fort, Grange Lane, SE21 7LH
Conservation and Design Officer

Replies from:

Conservation and Design Officer: No objection

5 PLANNING CONSIDERATIONS

Impact on the character of the property/Conservation Area

- 5.1 It is considered that the proposed ground floor front extension is acceptable. The proposal matches the footprint of the existing canopy at the front of the property, and extends an additional 4.1m in width into an existing garden. The design and appearance of the extension is acceptable, and is sympathetic to the front elevation of the existing property. The proposed sloping roof is in conflict with the flat roof of the main body of the building, however due to the small size of the structure, it is considered that the impact on the aesthetics of the property is insignificant.

- 5.2 There will be no loss of parking spaces within the adjacent parking lot, as the proposal limits its footprint to the existing canopy, and garden areas.
- 5.3 Although the proposal results in the loss of Metropolitan Open Land, it is considered that this in itself does not represent reason enough for refusal. An existing canopy already covers the majority of the land involved in the proposed extension, and it is considered that this land is 'developed'. The additional area for development is not significant in size (approximately 8.1m²).
- 5.4 It is further considered that the storeroom is acceptable and an essential addition to the existing clubhouse and bar facilities within. Its construction will improve the facilities and service provided within the club house and the golf course as a whole. As such, the proposal is considered an acceptable development within Metropolitan Open Land.

Ramp for disabled access

- 5.5 The ramp for the disabled access into the property is acceptable and is welcomed.

5.6 Overall

It is considered that the front extension and disabled ramp are an appropriate and acceptable addition to the property. Planning permission is recommended.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 Construction of disabled ramp will enhance the facilities available for people with mobility disabilities.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 The proposal will help to ensure the viability of the leisure use on this site.

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