

<b>Item No.</b> 7.5	<b>Classification:</b> Open	<b>Date:</b> 11 September 2012	<b>Meeting Name:</b> Planning Sub Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/1913 for: Full Planning Permission  <b>Address:</b> DULWICH SPORTS GROUND CLUBHOUSE TURNEY ROAD LONDON, SE21 7JH  <b>Proposal:</b> Erection of single-storey extension to provide additional changing rooms.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 11 July 2012		<b>Application Expiry Date</b> 5 September 2012	

## RECOMMENDATION

- 1 That planning permission be granted, subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

- 2 This application is before Members because it relates to development on Metropolitan Open Land (MOL).
- 3 Dulwich sports ground is a multi-use sports facility located on the south-western side of Turney Road, behind a number of terraced and semi-detached houses. It is a nine hectare site boarded by Turney Road to the north, Burbage Road to the east, Belair Park to the south and a railway line to the west.
- 4 Access to the site is between numbers 100 and 108 Turney Road and there is a 2-storey clubhouse on the northern part of the site, behind the houses, which contains changing rooms, showers, WCs, a kitchen, function room and bar; there are three single storey storage buildings alongside. The facility is operated by Southwark Community Sports Trust and is run by volunteers from local sports organisations, and offers facilities for football, cricket and rugby.
- 5 The site forms part of an air quality management area, the suburban density zone, the Dulwich Village Conservation Area and Metropolitan Open Land (Dulwich College sports ground).

### Details of proposal

- 6 Full planning permission is sought for the erection of a single-storey extension which would essentially infill a gap between the existing clubhouse and one of the storage buildings, connecting the two. It would be used to provide two additional changing rooms and would measure 9m wide x 4.8m deep x 2.4m high with a flat roof;

materials to match existing. The plans show other internal alterations but these do not require planning permission.

### **Planning history**

- 7 12-AP-0114 - Re-surface two existing artificial cricket surfaces and provide two additional artificial surfaces. Lawful development certificate GRANTED in April 2012.

### **Planning history of adjoining sites**

- 8 None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 9 The main issues to be considered in respect of this application are:
- a) principle;
  - b) amenity;
  - c) design and impact upon the character and appearance of the Dulwich Village Conservation Area.

### **Planning policy**

#### Core Strategy 2011

- 10 Strategic policy 4 - Places to learn and enjoy  
Strategic policy 11 - Open spaces and wildlife  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards

#### Southwark Plan 2007 (July) - saved policies

- 11 3.2 - Protection of amenity  
3.12 - Quality in design  
3.13 - Urban design  
3.16 - Conservation areas  
3.25 - Metropolitan open land

Dulwich Village Conservation Area Appraisal (February 2006)

#### London Plan 2011

- 12 Policy 3.19 Sports facilities  
Policy 7.8 Heritage assets and archaeology

#### National Planning Policy Framework (NPPF)

- 13 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Section 7 - Requiring good design  
Section 8 - Promoting healthy communities  
Section 12 - Conserving and enhancing the historic environment

## **Principle of development**

- 14 Saved policy 3.25 of the Southwark Plan states that there is a general presumption against inappropriate development on metropolitan open land. It states that in such locations, planning permission will only be permitted for appropriate development which is considered to be for the following purposes:
- 15 i) Agriculture or forestry;  
ii) Essential facilities for outdoor sport and recreation, for cemeteries, and or other uses of land which preserves the openness of metropolitan open land and which do not conflict with the purposes of including land within metropolitan open land; 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 dwelling; or  
iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling it replaces.
- 16 The proposal is to provide additional changing rooms to be able to cater for 15 a-side rugby union. This is required in connection with an existing outdoor sport and recreation facility, and it would be located within a group of existing buildings and would preserve the openness of the MOL. It is therefore considered that the proposal would comply with saved policy 3.25 of the Southwark Plan.

## **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

- 17 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 18 The proposed extension would be located approximately 18m from the rear boundaries of 150 and 152 Turney Road, which each have rear gardens of approximately 27m in length. This separation distance would be sufficient to ensure that no loss of amenity would occur. The proposal would represent a very modest extension set within a very large site and it would not result in any harm to the amenity of neighbouring properties.

## **Design and impact upon the character and appearance of this part of the Dulwich Village Conservation Area**

- 19 Saved policy 3.12 of the Southwark Plan requires development to be of a high standard of architectural design and 3.16 requires the character and appearance of conservation areas to be preserved or enhanced.
- 20 The proposed extension would be very modest in size and would be lower than the buildings either side that it would be attached to. The use of matching materials would help it to blend in and in terms of views from outside the site, these are only likely to be from the upper floor windows of the adjoining properties on Turney Road. In light of this it is considered that the design of the proposal would be acceptable and that the character and appearance of this part of the Dulwich Village Conservation Area would be preserved.

## **Other matters**

### Mayoral CIL

- 21 S143 of the Localism Act 2011 states that 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.

- 22 The proposed extension would create less than 100sqm of floorspace (43.2sqm would be created) and therefore is not CIL liable.

### **Conclusion on planning issues**

- 23 The proposed development would be acceptable in principle and would improve the facilities at the sports ground. No loss of amenity would occur and the design of the proposal would be acceptable and would preserve the character and appearance of this part of the Dulwich Village Conservation Area. It is therefore recommended that planning permission be granted.

### **Community impact statement**

- 24 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.

- 25 a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

- 27 No representations have been received.

### **Human rights implications**

- 28 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.

- 29 This application has the legitimate aim of providing a single-storey extension. 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

Director of Legal Services

N/A.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-B Application file: 12/AP/1913 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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5410 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Victoria Lewis, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 August 2012	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		29 August 2012

Consultation undertaken

**Site notice date:** 27/07/2012

**Press notice date:** 19/07/2012

**Case officer site visit date:** 19/07/2012

**Neighbour consultation letters sent:** 18/07/2012

**Internal services consulted:** None

**Statutory and non-statutory organisations consulted:** None

**Neighbours and local groups consulted:**

18/07/2012	160 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	158 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	156 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	162 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	168 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	166 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	164 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	144 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	142 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	140 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	146 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	154 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	152 TURNEY ROAD LONDON	SE21 7JJ
18/07/2012	150 TURNEY ROAD LONDON	SE21 7JJ

**Re-consultation:** Not required.

**Consultation responses received**

**Internal services** N/A.

**Statutory and non-statutory organisations** N/A.

**Neighbours and local groups** No representations have been received.