

PLANNING APPLICATIONS COMMITTEE
16th June 2005

Item No:

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
57/22	04/P2628	16.06.2005
Address/Site	559 Kingston Road, Raynes Park SW20 8SF	
(Ward)	Dundonald	
Proposal:	Retention of viewing gallery	
Drawing Nos	LOC 1B, 52532, and 16/52532	
Contact Officer:	Elliot Hartley (8545 3297)	

RECOMMENDATION

Permission GRANTED subject to conditions

1. SITE AND SURROUNDINGS

- 1.1 The application site is Southey Bowling Club, which is located behind residential properties off Kingston Road, Abbot Avenue and Lower Downs Road. There is a viewing gallery on the southeast corner of the site overlooking the bowling green. Vehicle access to the site is from Lower Downs Road and there is a pedestrian access on the southwest corner of the site.
- 1.2 The club house (to the south east corner of the site), toilet blocks (all single storey extensions) and surrounding concrete car parking area is overlooked by terraced housing on Kingston Road, Abbot Avenue and Lower Downs Road.
- 1.3 The site is not within a conservation area or designated within the UDP (Adopted October 2003).

2. CURRENT PROPOSAL

- 2.1 The proposal is for the retention of a viewing gallery. This measures 15m by 3.06m and a maximum of 3.2m high sloping to 2.6m at the eaves. It has five window openings looking north on to the green only, with access doors to the east, west and south. The viewing gallery is a timber built construction with a pitched roof and orientated to overlook the bowling green. This application has been submitted following an enforcement case as the applicants have

already built the viewing gallery.

3. **PLANNING HISTORY**

3.1 1993 – 93/P0179 – Planning Permission granted for the erection of single storey detached toilet block. (Delegated)

2001 – 01/P2600 – Planning Permission granted for the erection of single storey male and female changing rooms. (Delegated)

2002 – 02/P0859 – Planning Permission granted for the erection of single storey male and female changing rooms (An amended scheme from the 2001 application to include pitched roofs and timber facing materials). (Delegated)

4. **CONSULTATION**

4.1 The proposal has been publicised by means of a site notice and individual neighbour notification to include 75 residents of Abbot Avenue, Kingston Road and Lower Downs Road that back onto Southey Bowling club.

4.2 21 objection letters have been received raising a number of concerns about:

- Overdevelopment;
- the loss of a green site;
- the negative visual impact on the area;
- increased traffic as a result of the extra capacity the viewing gallery may bring;
- increased noise as a result of the extra capacity the viewing gallery may bring;
- floodlights and subsequent hours of use;
- security concerns due to increased visitors;
- the development being fire hazard;

5. **POLICY CONTEXT**

5.1 The relevant policies in the Adopted Unitary Development Plan (October 2003) are BE.15 (New Buildings and Extensions), BE.22 (Design of New Development), L.12 (Provision of New Facilities).

5.2 Government guidance to Local Planning Authorities states in PPG17 (Planning for open space, sport and recreation) that Government policy is to ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities).

6. **PLANNING CONSIDERATIONS**

6.1 The main planning considerations concern the suitability of the proposal in terms of the design and siting, amenity/highway safety and the provision of new facilities.

6.2 Design and Siting

The current proposal involves the retention of a viewing gallery; this is of a scale and design similar to various other small buildings on the site.

The development is sited in a manner that is sympathetic to surrounding residential properties and suited to the location of the bowling green. Given this location, it is considered that the timber built single storey construction, of modest proportions, fully complies with the requirements of BE 22.

6.3 Amenity and Highway Safety

The development ensures good levels of privacy for occupiers of adjoining properties and protects amenities from visual intrusion. This is due to the orientation of the gallery and positions of the windows, which face the green and have a distance of approximately 65m from the viewing gallery to residents rear windows along Abbot Avenue (Numbers 1-23 (odds)). The distance from the viewing gallery to residential properties along Lower Downs Road (Numbers 32-70 (evens)) is at a minimum of 20m. The development therefore fully complies with Policy BE 15.

Given the small size of the development it is not expected that visitor numbers will increase to such a degree that it would cause a detrimental impact to surrounding properties and highway safety. The site is not situated near a highway and as such there are no implications for highway safety.

6.4 Provision of New Facilities

The Council is seeking wider provision of recreational facilities across the Borough, Policy L.12 encourages the provision of sporting and other leisure facilities within the borough. This proposal will enhance the provision of such facilities without giving rise to any significant loss of amenity.

7. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

7.1 A sustainability score would not be applicable for this minor development.

7.2 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly, there are no requirements in terms of an Environmental Impact Assessment (EIA).

8. **CONCLUSION**

8.1 In determining this application the Council has had regard to the Government Guidance contained in PPG17 as well as policies in the UDP particularly BE.15, BE22 and L.12. The current proposal is of a small scale and the visual impact upon the character and appearance of the immediate area would be limited at this location by extensive greenery and tree growth. Consequently the impact on residential amenity would be minimal. Accordingly, there is no basis upon which to justify a refusal of Planning Permission.

RECOMMENDATION

GRANT PLANNING PERMISSION

Subject to the following conditions:-

1. C.1 Restrictions on PD (southwest, southeast and southern elevations)
2. I.7 External Lighting
3. The development hereby permitted is solely for the purpose of viewing the bowling green. No other use shall be carried out without prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties.

Reason for Approval:

This determination has been made having had regard to reasons given in the officer's report and the policies contained in The London Plan (February 2004) and the Council's Adopted Unitary Development Plan (October 2003) so far as material to the proposals which are the subject of this approval. The policies listed below were relevant in the determination of this proposal. For further details of these policies, please refer to the Adopted UDP, The London Plan and the case officer report:

BE.15 (New Buildings and Extensions)
BE.22 (Design of New Development)
L.12 (Provision of New Facilities)