

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 11/03415/FULL1

Ward:
Darwin

Address : Pavilion And Public Conveniences
Cudham Recreation Ground Cudham
Lane South Cudham Sevenoaks

OS Grid Ref: E: 544570 N: 159845

Applicant : Mr

Objections : NO

Description of Development:

Single storey side and rear extensions to pavilion, decking with timber balustrade and elevational alterations

Key designations:

Conservation Area: Cudham Village
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Belt

Proposal

- It is proposed to add single storey extensions to the Cudham Village Sports Pavilion in order to improve the current facilities provided for the sports clubs which use the recreation ground
- A single storey extension would be added to the eastern side of the pavilion to provide an improved kitchen/refreshment area, with direct access to a new decked area with timber balustrades to provide a terrace for outdoor seating
- A single storey extension would be added to the southern side of the building to provide a storage area for machinery needed by the sports clubs
- Internal alterations would also provide improved changing facilities for sports users.

Location

This sports pavilion is located within Cudham Village recreation ground which lies within Cudham Village Conservation Area and is designated as Green Belt land.

The pavilion lies within the western side of the recreation ground adjacent to a public footpath, and serves the various sports clubs which use the grounds for

tennis, cricket and football. The building is part of the sports facilities owned by L.B. Bromley.

Comments from Local Residents

No comments have been received from nearby residents.

Comments from Consultees

The Council's Parks and Greenspace Division supports the application which is considered to provide a much needed sporting improvement and a valuable community facility.

Countryside Management comment that although the pavilion is located adjacent to the proposed World Heritage Site, it is already well-screened, and therefore no objections are raised to the proposals. If permission is to be granted, it is recommended that a condition be added regarding the inclusion of bat and swift boxes.

No objections are raised by Thames Water.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies:

BE1 Design of New Development
BE11 Conservation Areas
G1 Green Belt

Conclusions

The site is located within the Green Belt, and the main issues are; firstly, whether the proposals comprise inappropriate development, as defined by Policy G1 of the Unitary Development Plan, and if so, whether very special circumstances exist that clearly outweigh the harm by reason of inappropriateness or any other harm; and secondly, whether the extensions would harm the appearance of the building given its location within Cudham Village Conservation Area, or the character of the surrounding area.

Policy G1 of the UDP allows for the construction of new buildings or extensions to existing buildings on land within the Green Belt where it provides essential facilities for outdoor sport and outdoor recreation. The current proposals are fairly small-scale, and provide improved facilities for the users of the sports grounds in order to meet modern standards. The proposals may, therefore, be considered to comprise appropriate development within the Green Belt which would not adversely affect the open nature of the surrounding area.

With regard to the design of the extensions, the proposed store would be in brickwork to match the existing building, while the eastern extension would be of a traditional style with green cladding and deep overhanging eaves, and a high

vaulted ceiling internally. The proposals would reflect the design of a traditional sports pavilion, and are not considered to detract from the character and appearance of Cudham Village Conservation Area.

The pavilion is a significant distance away from the nearest residential properties, and the proposals are not, therefore, considered to have a detrimental impact on residential amenity.

Background papers referred to during production of this report comprise all correspondence on file ref. 11/03415, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
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| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) |
| | ACC01R | Reason C01 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE1 Design of New Development
BE11 Conservation Areas
G1 The Green Belt

The development is considered to be satisfactory in relation to the following:

- (a) the character and appearance of the development within the conservation area
- (b) the relationship of the development to adjacent property
- (c) the impact of the development on the open nature of the Green Belt

and having regard to all other matters raised, including neighbours concerns.

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