

SECTION '2' – Applications meriting special consideration

Application No : 14/00923/FULL1

Ward:
Kelsey And Eden Park

Address : Old Dunstonians Sports Club St
Dunstan's Lane Beckenham BR3 3SS

OS Grid Ref: E: 538161 N: 167527

Applicant : Mr J Platford

Objections : NO

Description of Development:

Demolition of kitchen and ladies toilets and erection of single storey front and side extension.

Proposal

Permission is sought for the demolition of the existing kitchen and ladies toilets and the erection of a single storey front and side extension.

The extension has a length of 10.5m to the flank elevation and projects between 1.5m and 4.4m from the front elevation and faces onto St Dunstan's Lane.

Location

The application site is one of a number of recreation and sporting facilities located along St Dunstan's Lane and comprises a single storey building with playing fields to the south. The site is within Metropolitan Open Land.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no representations were received

Comments from Consultees

Highway have raised no objection.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan:

BE1 Design of New Development
G2 Metropolitan Open Land

L9 Indoor Recreation and Leisure
T3 Parking

Planning History

Application ref. 00/03896 granted permission for floodlights to the tennis courts

Application ref. 01/00103 granted permission for a detached building for the storage of croquet equipment

Single storey extensions have been permitted under applications refs. 84/02185 and 97/02133

Conclusions

The main issues relating to the application are:

1. The effect that it would have on the character of the area;
2. Impact of the proposal on the Metropolitan Open Land (MOL);
3. The impact that it would have on the amenities of the occupants of surrounding residential properties; and
4. Impact of the proposal on highway safety.

Policy G2 of the UDP states that within MOL, permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness or any other harm. Development within the MOL is inappropriate unless it is for (ii) essential facilities for outdoor sport and outdoor recreation, cemeteries and other uses of land which preserve the openness of the MOL and do not conflict with the purposes of including land in it.

Policy L9 states that a proposal for indoor recreational uses will be permitted provided it does not harm residential amenity and is in keeping with the scale and character of the surrounding buildings and area and that there is no conflict with open space policies.

The proposal is considered to amount to a relatively small increase in the overall footprint of the existing building with existing elements to the front and side elevations being removed and extended. The extension provides improved facilities including a ladies changing room and toilet, kitchen and storage room with an enlarged function room and lounge area as part of internal changes.

The proposal is largely contained to the front elevation on the road and it is not considered that the openness and visual amenity of the MOL would be injured by the development or be conspicuous from the MOL with the scale, siting and design not considered to result in a detrimental visual impact. It is therefore considered that the proposal would not harm the MOL and would not result in a detrimental impact upon the character of the area or residential amenity.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/00923 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

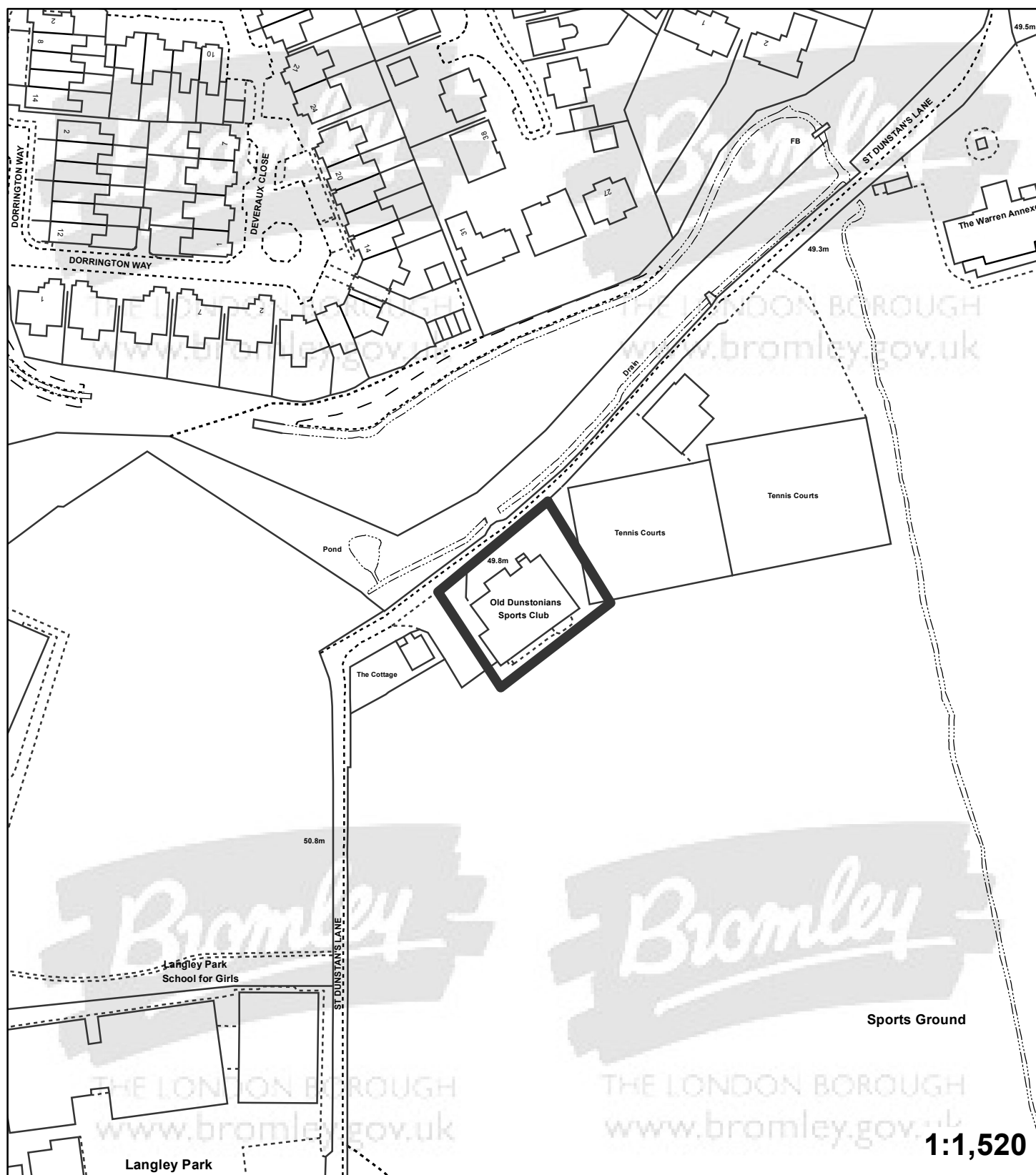
- 1 ACA01 Commencement of development within 3 yrs
 ACA01R A01 Reason 3 years
- 2 ACC07 Materials as set out in application
 ACC07R Reason C07
- 3 ACK01 Compliance with submitted plan

Reason: In order to comply with Policies BE1 and G2 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area and the character and openness of the Metropolitan Open Land.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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