

SECTION '2' – Applications meriting special consideration

**Application No :** 14/02190/FULL1

**Ward:**  
**Hayes And Coney Hall**

**Address :** Park House Rugby Football Club Barnet  
Wood Road Hayes Bromley BR2 7AA

**OS Grid Ref:** E: 541133 N: 165495

**Applicant :** Park House Rugby Football Club (Mr D Catchsides) **Objections :** YES

**Description of Development:**

Single storey side and rear extensions

Key designations:

**Proposal**

Planning permission is sought to extend the ground floor rear and side elevation of Park House Rugby Club creating a new entrance area, toilet facilities and function room for social events.

The design and access statement states under section 3 that the new infill extension to the rear will provide a much needed additional function room for dining and entertaining. The side extension will provide a new entrance and corridor with guest toilets and a much needed additional store for equipment.

At present the site, measuring 336sqm operates as a pavilion and includes a bar, club house, toilets and kitchen facilities. The site also has its own car park.

**Location**

The application site is located just off Barnet Wood Road and is predominately rural in nature with one property located to the north west of the rugby club (Gorsewood) whilst several properties (Brackendene, The White House and 1-5 Simpson's Cottages) lie to the south of the site. The site falls within designated Green Belt land and lies adjacent to Bromley, Hayes and Keston Common Conservation Area.

**Comments from Local Residents**

One letter of objection was received from the occupants of The White House.

## **Comments from Consultees**

No consultations were requested as part of the application

## **Planning Considerations**

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

BE1 Design of New Development.  
T3 Parking  
T18 Road Safety  
NE7 Development and Trees  
G1 The Green Belt  
L1 Outdoor Recreation and Leisure  
ER8 Noise Pollution

National guidance in the form of The National Planning Policy Guidance is of relevance in this case.

## **Planning History**

The only application associated with the site includes a 20m high telecommunications mast with 3 antenna 2 dishes and equipment cabin which was refused in 2002 under application ref. 01/03762. The application was also dismissed at appeal.

## **Conclusions**

The main issues for consideration in this case can be summarised as follows:

- The appropriateness of the proposed use within the Green Belt context and the impact of the development on its open and rural character and the impact of the proposed development to the amenities of neighbouring residents
- The appropriateness of the proposed location
- The site is located within the Green Belt and adjacent to the Bromley, Hayes and Keston Conservation Area. The National Planning Policy Framework (NPPF) and Bromley UDP are both relevant to the determination of the application
- With regard to the appropriateness of the proposed use within the Green Belt context, the NPPF advises the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, exceptions to this however do include:

- Provision of appropriate facilities for outdoor sport and recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Policy G1 of the UDP states that within the Green Belt, permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriate or any other harm.

Criterion (ii) of Policy G1 states the construction of new buildings or extensions to buildings on land falling within the Green Belt will be inappropriate, unless there are for the following purposes: essential facilities for outdoor sport and outdoor recreation and open air facilities and other uses of land which preserve the openness of the Green Belt.

Policy L1 of the UDP is also of relevance stating proposals for outdoor recreational uses on land designated on Green Belt will be permitted provided that:

- (i) within Green Belt the proposal constitutes appropriate development or use of land, as defined in Policy G1 and Policy G2;
- (iii) the activities ancillary to the use or development proposed are small scale and do not adversely affect either the character or function of the designated areas.

## **RECOMMENDATION: PERMISSION BE REFUSED**

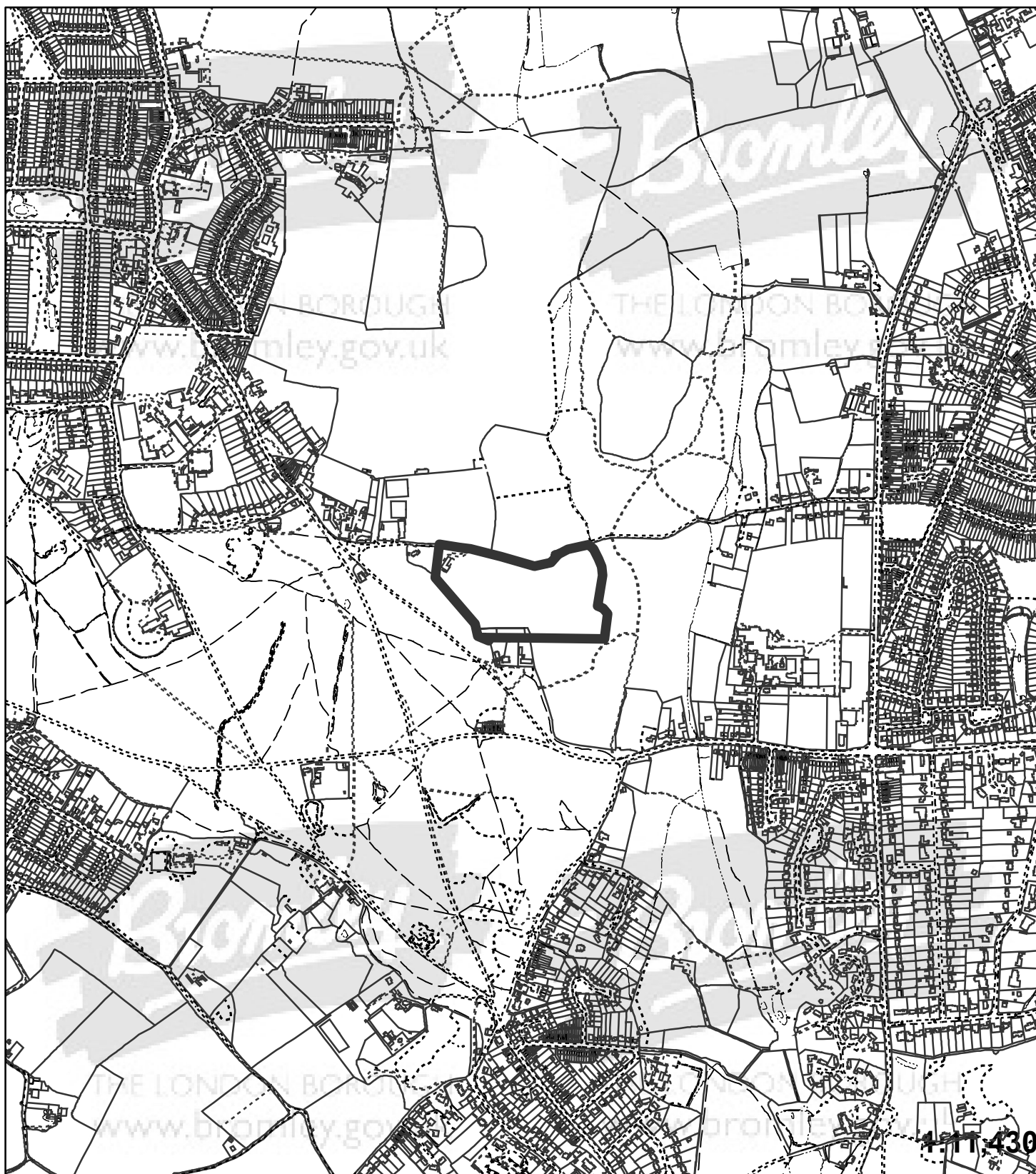
The reasons for refusal are:

- 1 The development proposed would cause harm by virtue of its size and bulk to the openness and visual amenities of the Green Belt contrary to Policy G1 of the Unitary Development Plan.

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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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