

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

Application No : 14/03004/FULL1

Ward:
Mottingham And Chislehurst
North

Address : Duke Of Kent Court Bowls Club
Dunkery Road Mottingham London SE9
4HY

OS Grid Ref: E: 541957 N: 172183

Applicant : Duke Of Kent Court Bowls Club

Objections : YES

Description of Development:

Single storey extension to existing clubhouse

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Green Chain
Green Chain Walk
London City Airport Safeguarding
London City Airport Safeguarding Birds
Metropolitan Open Land
Sites of Interest for Nat. Conservation

Proposal

Planning permission is sought for the following:

- single storey extension to existing bowls club
- extension would measure 7.2m in depth and 9.18m in width
- maximum height 4.5m to ridge and 2.4m to eaves

The application form shows longer hours than the present clubhouse operates. The Applicant has been advised that a separate application to vary the condition attached to ref. 04/03825 would be required to extend the existing hours of operation.

Location

The site comprises the existing clubhouse to the north-east of the site, with Dunkery Playing Fields to the west. The site is accessed via an access road from

Dunkery Lane adjacent to residential properties. The site is designated as Metropolitan Open Land in the UDP.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the comments received are summarised as follows:

- concerns over extension of hours
- will encourage further noise and impact on amenities residents
- no change to parking, change of hours suggests increase activity

Comments from Consultees

Highways- no objections raised

Environmental Health- no objections raised

Drainage- No objection subject to suggested condition

Thames Water- no objection subject to suggested informative

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
G2 Metropolitan Open Land
T3 Parking
T18 Road Safety

The National Planning Policy Framework and the London Plan are also considerations.

Planning History

Planning permission was originally granted under ref. 04/03825 for the bowling green, car park, single storey clubhouse, water tank, sheds and 2.4m high steel palisade fencing. Planning permission was later granted under ref. 05/01911 for details pursuant to conditions relating to landscaping, external materials, foul water drainage and materials of access road/car park.

Most recently, an application was refused at the playing fields adjacent to the site (ref.11/02531) for a single storey pavilion (including gymnasium training room and changing rooms), all weather soccer pitch with 6x10m high floodlights, and 56 car parking spaces.

Conclusions

The main issues relating to the application are the effect that it would have on the character and openness of the Metropolitan Open Land and the impact that it would have on the amenities of the occupants of surrounding residential properties.

Policy G2 of the UDP states that permission will not be given for inappropriate development within Metropolitan Open Land unless very special circumstances can be demonstrated that clearly outweigh the harm by reason of inappropriateness. In this case, the proposal includes a single storey extension to the existing clubhouse to support the essential outdoor sport and outdoor recreation. Given the location of the extension to the rear of the existing clubhouse within the existing footprint of the bowls club, the proposal would not impact harmfully on the openness of the site and the wider area. The proposal is unlikely to generate significant vehicle movements and is not considered harmful to the amenities of the adjoining residents.

It is noted that a letter of objection to the application was received which mainly raised concerns regarding the hours of operation which will be subject to a separate application.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the Metropolitan Open Land. It is therefore recommended that Members grant planning permission.

Background papers referred to during production of this report comprise all correspondence on the file ref. 14/03004 set out in the Planning History section above, excluding exempt information.

as amended by documents received on 26.09.2014

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 ACD02 Surface water drainage - no det. submitt
 AED02R Reason D02
- 4 The extension hereby permitted shall only in connection with the bowls club and operate within the hours imposed on the main clubhouse unless previously agreed in writing by the Local Planning Authority.

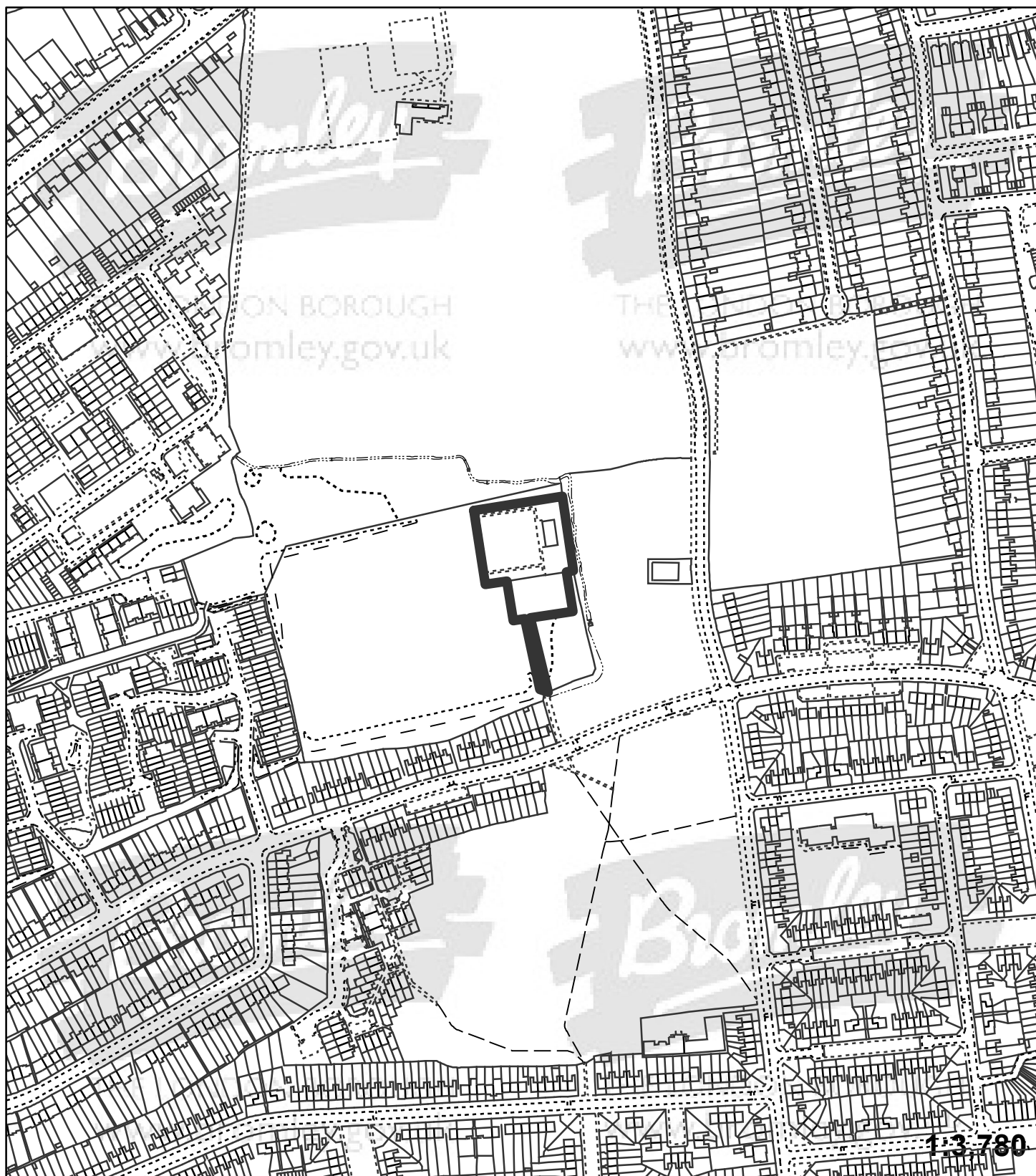
Reason: In the interest of the residential amenities of the area.

- 5 ACK01 Compliance with submitted plan
 ACK05R K05 reason

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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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