

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

Application No : 16/03280/FULL1

Ward:
Darwin

Address : High Elms Golf Course Club House
High Elms Road Downe Orpington
BR6 7JL

OS Grid Ref: E: 544425 N: 163138

Applicant : Mr Jason Stanton

Objections : No

Description of Development:

Two storey extension for lift shaft and elevational alterations to facade

Key designations:

Biggin Hill Safeguarding Area
Green Belt
London City Airport Safeguarding
Local Nature Reserve
Sites of Interest for Nat. Conservation

Proposal

This application seeks permission for a two storey extension for lift shaft and elevational alterations to façade. The two storey extension would measure 2.6m wide and 2m deep with an overall footprint of 5.2 sqm. The extension is to have a flat roof with vertical timber cladding to a maximum height of 6.55m (in line with the eaves of the existing club house building).

The elevational alterations include overboarding part of the existing brick with vertical cladding. In addition it is proposed to alter the window arrangements, replace the existing balcony guarding and introduce new bi-folding doors into a ground floor café (formally Pro Shop) where green fees can be obtained together with food and drinks with an external seating area.

Location

The club house is located to the east of High Elms Road within the Green Belt.

The site of High Elms Golf course was formally Clockhouse Farm and in 1965 the 150 acre site was converted into an 18 hole public golf course. The clubhouse was constructed in 1969.

Consultations

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

Planning Considerations

The application falls to be determined in accordance with the following policies:

National Planning Policy Framework (NPPF) (2012):

The NPPF confirms that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 7 - Requiring Good Design
Chapter 9 - Protecting Green Belt land

The London Plan (2015):

The most relevant London Plan policies are as follows:

- 3.19 Sports facilities
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.6 Architecture
- 7.16 Green Belt

Unitary Development Plan (2006):

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

- BE1 Design of Development
- G1 Green Belt
- NE7 Development and trees
- C1 Community Facilities
- C3 Access to Buildings for people with disabilities

SPG No.1 - General Design Principles

Planning History

86/00966/LBB – Permission was granted for an external fire escape staircase (22.05.1986)

90/02265/ADV – 19 Non-illuminated Tee marker boards and 1 non-illuminated course planner was granted advertisement consent (18.10.1990).

93/01609/LBB – Use of land adjacent to the 13th Medal Tee for siting of mobile refreshment cabin was refused (06.01.1994).

93/02948/LBB – Erection of a 15ft Flag pole and flag was refused (03.02.1994).

94/00097/ADVILL – Advertisement consent was granted for a non- illuminated banner sign (17.03.1994).

Conclusions

It is considered the planning issues and considerations relate to:

- Principle of development and impact on Green Belt;
- Design, scale and bulk; and
- Neighbouring amenity

Principle of Development:

The primary consideration in this case is whether the proposed extension to provide a lift shaft would be appropriate development within the Green Belt.

The NPPF sets out in paragraph 14 a presumption in favour of sustainable development. In terms of decision-making, the document states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific policies in the Framework indicate development should be restricted.

The NPPF contains a general presumption against inappropriate development within the Green Belt. Paragraph 87 states that such development should not be approved except in very special circumstances and states that "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".

London Plan Policy 7.16 and Policy G1 of the UDP state that 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. Policy G1 of the UDP adds further to this by stating that the construction of new buildings or extensions to buildings on land within the Green Belt will be inappropriate, unless it is for the following purposes:

- (i) agriculture and forestry;

- (ii) 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 and do not conflict with the purposes of including land in it;
- (iii) limited extension, alteration or replacement of existing dwellings;
- (iv) limited infilling or redevelopment in accordance with the guidance in PPG2 Annex C within the designated major developed sites at Biggin Hill Airport and Cheyne Centre, Woodland Way, West Wickham.

The openness and visual amenity of the Green Belt shall not be injured by any proposals for development within or conspicuous from the Green Belt which might be visually detrimental by reasons of scale, siting, materials or design.

Policy C3 states that the Council will require development involving buildings open to the public, buildings used for employment or education purposes, and special needs residential accommodation to provide, where reasonably practicable, suitable access and facilities for people with disabilities. This is supported by London Plan Policy 7.2 .

Therefore the principle of the acceptance of the development needs to be considered on balance between Policies G1 and C3.

The proposed extension would be providing essential access to the building for all in line with Policy C3 of the UDP and Policy 7.2 of the London Plan.

Policy G1 states that the construction of extensions to buildings on land within the Green Belt will be inappropriate, unless it is for (ii) essential facilities for outdoor sport and outdoor recreation which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. The proposal is for the construction of a two storey extension to provide a lift shaft. In this case the existing gross external area of the existing building is 705.07sqm (original building 673.71 sqm) and the proposed new floor area totals 10.4sqm. This would result in an increase of approximately 1.5% above the original building. Paragraph 89 of the NPPF states the "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" would be acceptable. In this instance, given the extension will be providing essential disabled access to the first floor facilities together with its limited size, it is considered that the extension would not result in a "disproportionate" addition and is in line with the objectives set out in the NPPF, London Plan and UDP.

The extension proposed is not considered to be harmful to the openness of the Green Belt in the overall context of the sites location and character. The proposal is therefore considered to comply with the NPPF, London Plan Policy 7.2 and 7.16 and Policies G1 and C3 of the UDP.

Design, scale and bulk:

London Plan Policy 7.4 requires developments to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy 7.6 also relates to architecture and how buildings

should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm and comprise details and materials that complement, not necessarily replicate, the local architectural character.

Policy BE1 requires a high standard of design in new development, scale and form of new residential development to be in keeping with the surrounding area, and the privacy and amenities of adjoining occupiers to be adequately safeguarded.

The proposed two storey extension would measure 2.6m wide and 2.m deep with an overall footprint of 5.2 sqm. The extension is to have a flat roof with vertical timber cladding to a maximum height of 6.55m (in line with the eaves of the existing club house building). This together with the elevational alterations which include overboarding part of the existing brick with vertical cladding, the alteration to the window arrangements, replacing the existing balcony guarding and the introduction of new bi-folding doors into a ground floor café (formally Pro Shop) and external seating area would be acceptable and complement the character of the host building. As such the proposed development is considered to accord with the above policies.

Neighbouring Amenity:

Policy BE1(v) of the UDP identifies that new development will only be permitted where it can be demonstrated that the proposal does not cause an unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight, sunlight or privacy they enjoy or result in an un-neighbourly sense of enclosure. This is further supported by Policy 7.6 of the London Plan.

The existing building is located approximately 80m to the north-east of the nearest residential property. Given this separation it is considered that the development would not result in any loss of amenity in terms of increased noise and disturbance.

Conclusion:

Having had regard to the above, Members are asked to consider if the proposed two storey extension for lift shaft and elevational alterations to the façade are appropriate development within the Green Belt as detailed in the report. It is considered that the development has been carefully and sympathetically designed to ensure that the proposal would not result in any amenity implications that would harm the existing quality of life or character of the surrounding area.

Accordingly, and taking all the above into account, it is recommended that planning permission be granted in line with the conditions contained within this report.

Background papers referred to during production of this report comprise all correspondence on the file ref: 16/03280/FULL1 set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

as amended by documents received on 08.09.2016

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

REASON: Section 91, Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.

- 3. Details of the materials to be used for the external surfaces of the extension, cladding and replacement balustrading to the clubhouse shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.**

REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the visual and residential amenities of the area.