

SECTION '2' – Applications meriting special consideration

Application No : 10/03487/FULL1

Ward:
Plaistow And Sundridge

Address : Sundridge Park Golf Club Garden Road
Bromley BR1 3NE

OS Grid Ref: E: 540912 N: 170682

Applicant : Sundridge Park Golf Club Ltd

Objections : NO

Description of Development:

Demolition of existing ladies clubhouse and erection of a detached part one/two storey building comprising ground floor golf shop (Class A1 Retail) with storeroom/staff facilities and 1 two bedroom first floor flat providing temporary accommodation for staff and/or visiting golf professionals

Key designations:

Green Chain
Locally Listed Building
Metropolitan Open Land

Proposal

The application seeks permission for the demolition of the existing detached ladies clubhouse and its replacement with a detached part one/two storey building to provide:

- new golf shop with ancillary staff facilities and storage area at the rear on the ground floor approx. 178.2sqm
- one 2 bedroom self contained flat on first floor to provide temporary accommodation for staff and visiting golf professionals.
- the replacement building will be positioned on the footprint of the existing building and will have a Gross External Area of 219sq.m in comparison to the existing building which is 241sq.m,
- the pavilion style design of the replacement building aims to replicate the original with a decked canopy frontage, hipped roofs with gable features (height varies between 5.4 - 6m)
- external materials of the building will comprise a mix of facing brick, white render and clay tiles with timber windows and doors.

In addition to the design and access statement accompanying the application a statement of very special circumstances to justify the need for the development has been submitted by the applicant which is summarised as follows:

- the existing building housing the professional shop is located opposite the main clubhouse and is nearing the end of its useful life and approaching the stage where it will no longer be an economic proposition to keep in repair,
- the new location of the professional shop on the site of the former ladies clubhouse will be an ideal replacement for the existing one which would allow for the enlargement of the car park footprint,
- the existing shop is inadequate in size, in a deteriorating state of repair, unsatisfactory in terms of its layout and not user friendly and cramped which is not conducive to a retail outlet,
- the new shop will be more in keeping with a premium private members golf club being a leading club within the borough thus promoting and enhancing the already excellent sporting facilities available in Bromley,
- an updated shop on the site of the former ladies clubhouse is required to serve the club with modern facilities and associated storage lacking in the existing building,
- the live in accommodation above the shop will assist in attracting more qualified/experienced team members and staff at rates of pay that the club could not otherwise afford given the need for increasing staff as membership is experiencing growth,
- the location of the building which is smaller in size than the one scheduled for demolition hopefully satisfies the planning authority on this preliminary requirement.

Location

The application site occupies an area of approx. 522sq.m set within the larger grounds of the Sundridge Park Golf Club. Sundridge Park Golf Course forms part of a late 18th/early 19th century landscaped garden formerly within the curtilage of the Grade I listed mansion (Sundridge Park Manor) and outbuildings located to the north-east of the application site.

The application site itself comprises the former ladies clubhouse building (now vacant and in need of repair) which lies immediately adjacent to car park and the putting green, main clubhouse building and access into the site from Garden Road, to the east. The site also lies within Metropolitan Open Land and there are predominantly residential properties adjacent to the site in Garden Road.

Comments from Local Residents

At the time of writing this report no third party representations had been received in respect of the application.

Comments from Consultees

No technical objections are raised in respect of the proposal from Thames Water, English Heritage or in respect of Trees on the site.

With regard to Highway matters, the development would utilise the existing access arrangement via Garden Road leading to the surface level car park which is satisfactory. An additional 1 space is required within the club's car park and this can be covered by a planning condition in respect of an amendment to the parking arrangement on site.

Planning Considerations

The proposal falls to be considered primarily with regard to the following policies in the Unitary Development Plan:

BE1 Design of New Development
BE15 Historic Parks and Gardens
NE7 Development and Trees
G2 Metropolitan Open Land
L1 Outdoor Recreation and Leisure
T3 Parking
T18 Road Safety

There are a number of other relevant policy documents are considered applicable including:

PPS1: Delivering Sustainable Development
PPG17 Planning for Open Space, Sport and Recreation

The London Plan policies including:

3D.10 Metropolitan Open Land

Planning History

There have been a number of planning applications for development on this site over recent years as is summarised below:

Under refs. 06/02610 and 06/03855, permission was refused for the erection of a detached Youth Academy Facility with toilets and four bay driving range. An appeal was subsequently lodged under ref. (AP/07/00099/S78) which was dismissed. Whilst the Inspector asserted that the proposed building would provide for reasonably essential golfing activities, the development would not rise to the standard of architectural quality that the importance of the site deserved. As such the Inspector found that the development would be harmful to the openness and visual amenities of the Metropolitan Open Land and to the special landscape quality of the surrounding parkland.

Under ref. 10/00206, permission was granted for the demolition of an existing storage block and replacement single storey building to provide storage and workshop areas plus landscaping to include alterations to parking layouts.

Under ref. 10/02022, permission was granted for a detached single storey building for use as a driving range.

Under ref. 10/02570, permission was granted for alterations to the rear terrace to provide increase in levels, retaining wall/steps, parasols, planters, glass balustrade, disabled access and elevational alterations to rear of main clubhouse.

Under ref. 09/03595, permission was refused for a scheme of similar design to that currently under consideration but was for the demolition of the existing ladies clubhouse and erection of a two storey building comprising 2 three bedroom units for staff accommodation. This application was refused on the following grounds:

The proposal by reason of its size and bulk would be detrimental to the openness and character of this area of Metropolitan Open Land, which is included in English Heritage's Register of Historic Parks and Gardens, therefore failing to preserve the openness of this area of Metropolitan Open Land, contrary to Policies BE1, BE15 and G2 of the Unitary Development Plan.

The site is within Metropolitan Open Land where there is a presumption against inappropriate development and the Council sees no very special circumstances which might justify the grant of planning permission for residential development as an exception to Policy G2 of the Unitary Development Plan.

Conclusions

The main issues relating to the application are the effect that it would have on the open character and visual amenities of the Metropolitan Open Land (i.e. whether it constitutes appropriate development), the impact upon the historic interest and setting of Sundridge Park (Historic Park and Gardens) and the impact upon the amenities of nearby residential properties.

Members will be aware that this application is a revision to the scheme refused permission under ref. 09/03595. In comparison with the earlier scheme, the proposed replacement building is of similar size in terms of footprint and with less overall floorspace provision. The design has been modified to include a reduction in the height of the building, width of front canopy area and first floor balcony. More significantly the proposal now includes only 1 two bedroom flat at first floor level with professional golf shop at ground floor level which is ancillary to the golf course use of the site.

Policy G2 in the UDP states that permission will not be given for inappropriate development unless very special circumstances can be demonstrated that clearly outweigh the harm by inappropriateness or any other harm. In this case, the test is whether the proposed development is considered essential facilities for the outdoor recreational use of the site which preserve the openness of the Metropolitan Open Land and does not conflict with the purposes of including land in it. The provision of the golf course is long established as being an appropriate use in this location in accordance with Policy G2. There is scope within this policy for a replacement building providing it will not have a materially greater impact than the present use on the open character. It is recognised that the existing redundant ladies clubhouse building is dilapidated and its redevelopment would be more

economically viable than its refurbishment. The proposal also allows for the removal of an existing corrugated metal single storey extension which would improve the visual amenities and openness of this area of the site.

The footprint of the proposed building will result in a reduction compared to the existing arrangement, however the bulk of development will increase through the provision of accommodation at first floor level. The replacement design seeks to replicate the features of the existing building and on balance, Members may consider that the principle of the replacement building is acceptable without significant detriment to the openness of the Metropolitan Open Land or adversely impact upon the historic interest and landscape setting of the registered garden. The development would also be significantly sited away from Sundridge Park Manor to not be harmful to the historic character, appearance and setting of that statutorily listed building.

The key consideration therefore rests with the proposed use of the replacement building. The proposal will provide a new golf shop and temporary residential accommodation for staff or visiting golf professions. In comparison with the earlier scheme which proposed 2 three bedroom units within the building and no golf shop, the use of the building will now be ancillary to the golf course use of the site. Although new residential development in MOL would normally be considered inappropriate development, Members will need to assess whether the justification for the proposal set out in the design and access statement and the very special circumstances accompanying the application demonstrate that the new golf shop and residential accommodation are essential facilities for the outdoor sport and recreational use of the site and do not harm the Metropolitan Open Land.

With regard to the impact of the proposal upon the amenities of local residents, it is not considered that the proposal will result in an increase in activity on the site and the replacement building would be sufficiently sited away from the properties in Garden Road to not be harmful to residential amenity.

On balance, it is recommended that permission be granted subject to safeguarding conditions.

Background papers referred to during production of this report comprise all correspondence on files refs. 06/02610, 06/03855, 09/03595, 10/00206, 10/02022, 10/02570 and 10/03487, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | | |
|---|--------|--|--------------|
| 1 | ACA01 | Commencement of development within 3 yrs | |
| | ACA01R | A01 Reason 3 years | |
| 2 | ACC01 | Satisfactory materials (ext'nl surfaces) | |
| | ACC01R | Reason C01 | |
| 3 | ACH02 | Satisfactory parking - no details submit | |
| | ACH02R | Reason H02 | |
| 4 | ACI14 | No balcony (1 insert) | the building |

ACI14R I14 reason (1 insert) BE1

- 5 The ground floor use of the building shall be for retailing of golfing equipment and supplies with ancillary storage and staff room and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In order to comply with Policy G2 of the Unitary Development Plan, the terms of the application and in the interest of local amenity.

- 6 The occupation of the first floor accommodation shall be limited to a person(s) solely employed or by a visiting golf professional associated with the Club, together with any such dependent residing with him/her.

Reason: The site is located in Metropolitan Open Land and the erection of dwellings is contrary to Policy G2 in the Unitary Development Plan.

- 7 The development hereby permitted shall be carried out strictly in accordance with the plans accompanying the application and there shall be no subsequent change to the external appearance of the building or its internal layout without prior written approval of the Local Planning Authority.

Reason: In order to comply with Policy G2 of the Unitary Development Plan, the terms of the application and in the interest of local amenity.

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
BE15 Historic Parks and Gardens
NE7 Development and Trees
G2 Metropolitan Open Land
L1 Outdoor Recreation and Leisure
T3 Parking
T18 Road Safety

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

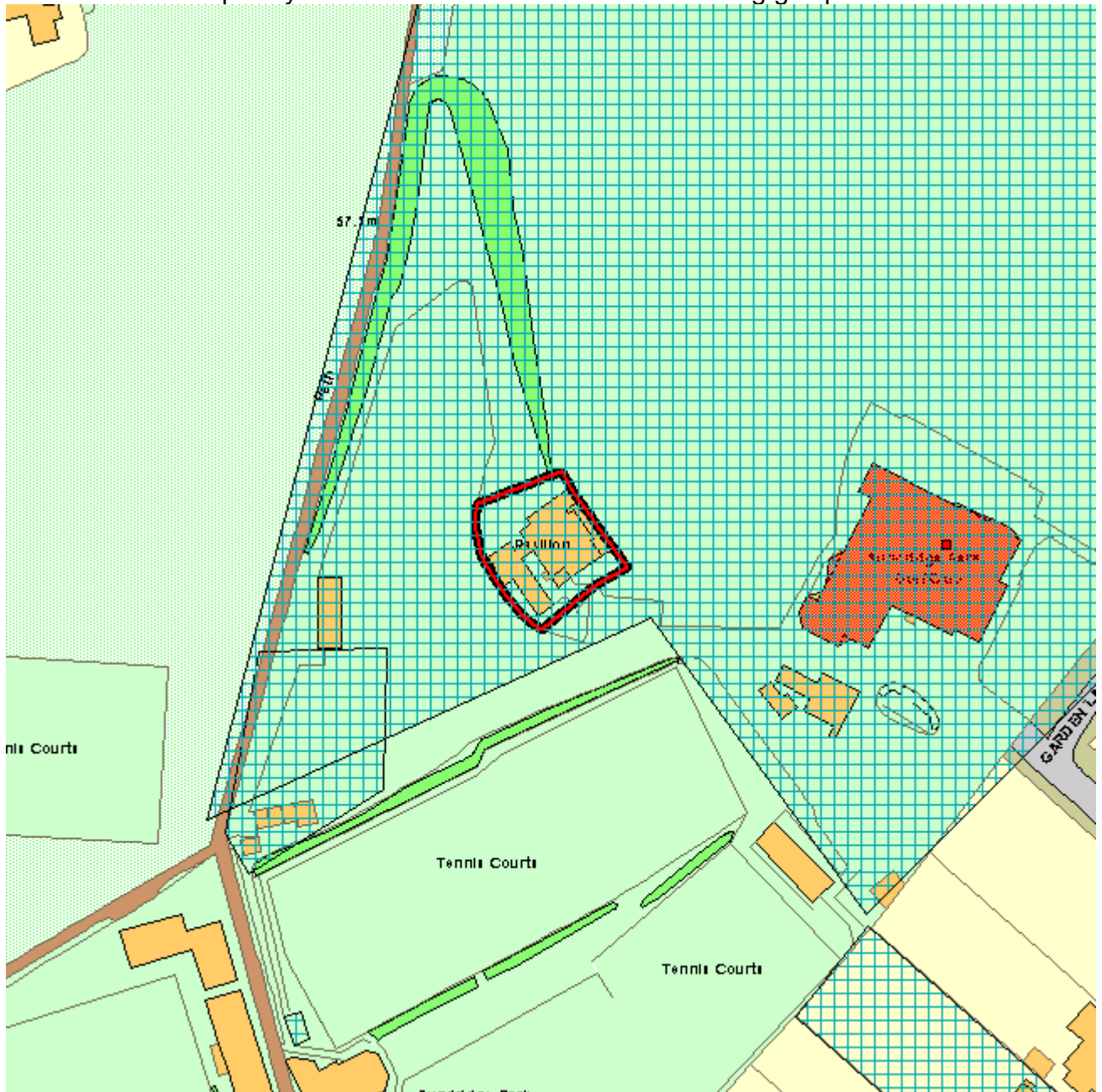
- (a) the appearance of the development in the street scene
- (b) recreational and open space policies
- (c) the visual amenities of the Metropolitan Open Land
- (d) the character and appearance of the development in the surrounding area and in relation to the Sundridge Park Gardens of Special Historic Interest and statutory listed Sundridge Park Manor
- (e) the impact on the amenities of the occupiers of adjacent and nearby properties
- (f) the safety of pedestrians and motorists on the adjacent highway

and having regard to all other matters raised.

Reference: 10/03487/FULL1

Address: Sundridge Park Golf Club Garden Road Bromley BR1 3NE

Proposal: Demolition of existing ladies clubhouse and erection of a detached part one/two storey building comprising ground floor golf shop (Class A1 Retail) with storeroom/staff facilities and 1 two bedroom first floor flat providing temporary accommodation for staff and/or visiting golf professionals



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. London Borough of Bromley. Lic. No: 100017661