

LOCATION: Woodside Park Club, Southover, London, N12 7JG

REFERENCE: B/01629/13 **Received:** 24 April 2013

Accepted: 08 May 2013

WARD(S): Totteridge **Expiry:** 03 July 2013

Final Revisions: 30 August 2013

APPLICANT: Lullington Development Society Ltd

PROPOSAL: Erection of two storey building to be used as changing room facilities and club house following demolition of existing two storey changing room facilities.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

WWYFC-P001, 002, 003, 004 (received 24 April 2013), 006(B) (received 12 August 2013) and 005(B) (received 30 August 2013).

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

4. The privacy screen to the first floor terrace as shown on approved drawing No. 005(B) shall be installed prior to the first occupation of the extension hereby approved and shall be maintained as such thereafter.

Reason: In order to protect the amenities of the occupants of neighbouring properties in accordance with Policy DM01 of the Development Management Policies DPD.

- 5 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

INFORMATIVE(S):

1. In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

THIS APPLICATION WAS DEFERRED FROM THE PLANNING COMMITTEE MEETING OF 2 July 2013.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets

out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5 and CS7.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM03, DM15.

Supplementary Planning Documents and Guidance

The Council adopted a Sustainable Design and Construction SPD in April 2013, following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Relevant Planning History:

None relevant to the current proposal.

Consultations and Views Expressed:

Neighbours Consulted: 104 Replies: 7 letters of objection received
and 1 letter of support.
Neighbours Wishing To Speak: 0

The objections raised in respect of the original scheme may be summarised as follows:

- First floor viewing area is not necessary and will create unnecessary noise.
- First floor viewing area would allow overlooking to surrounding gardens.
- There are many sports fields along Southover, and when all are in use there are parking problems - proposal will exacerbate this.
- The site is within 20 metres of a stream that forms the boundary of the site.
- Proposed two storey building would be out of keeping with the environment and will be visible from neighbouring properties.
- Colour of the proposal is not acceptable as it does not reflect the colour of the existing buildings.
- Second floor would be intrusive, unsightly and would overlook the adjacent nursery.
- Second floor is unnecessary and could be accommodated elsewhere within the building.
- Design is incoherent and would be an eye-sore. It would be more in keeping with a city/commercial location.
- Design is harsh and not sympathetic to the semi-rural nature of the sports ground and surrounding open land.
- Proposal would be visible from neighbouring properties and appear as a blot on the harmonious landscape of the locality.

- Such a design would not be accepted on residential properties and should not be accepted here.

Neighbours have been notified of the revised plans, and any comments received in respect of these will be reported at the Committee meeting in an addendum to the main report.

Date of Site Notice: 16 May 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located some 80 metres back from Southover, with the existing buildings to the rear of Nos. 11 and 15 Southover. The site contains Woodside Park Club, which is used as a sports and social club, the home to Whetstone Wanderers Youth Football Club, and a Montessori school in a separate building directly adjacent to the main club.

A large car parking area is to the south of the existing building, with playing fields to the west and north.

Proposal:

This application proposes the construction of a part two storey, part single storey extension to the northern side of the existing building at Woodside Park Club, to replace existing changing facilities with new facilities.

The existing changing block measures 9.7 metres in width by 4.6 metres in depth. It has a height of 4.3 metres. The proposed extension would measure 9.5 metres in depth by 12.3 metres in width at ground floor level. It would include a first floor element measuring 5.3 metres in depth by 5 metres in width. The single storey element would have a height of 3 metres and the two storey element a height of 5.3 metres. Both would be below the ridge height of the main building (8.5 metres), and both would have a flat roof.

The applicant has submitted a Design and Access statement in support of the application, making the following comments (summarised):

- The existing changing facilities are becoming unfit for purpose. A recent survey described the facilities as having high levels of dilapidation and neglect, with signs of structural movement. There are defects, disrepair, water ingress and dampness noted, together with components that are at the end of the economic and serviceable life cycles.
- The premises are below the standards for sport changing room facilities, for example they have inadequate toilet and washing facilities, no drinking water, no heating, no kitchen or storage facilities and no disabled facilities.
- Proposal would see the demolition of the existing changing rooms and the construction of new changing facilities.
- Room sizes and layouts have been designed in response to the Football Foundation Changing room data sheets, and to provide maximum safety to its users.
- The building is designed to fit the proportions of the surrounding buildings, while also retaining elements of the existing changing room's scale. The first storey is staggered inwards to reduce its presence from ground level.
- Existing building comprises an undistinguished assembly of buildings.

- Proposal is more of an architectural statement than the existing building and this expresses the youthful nature of the club.

The applicant has submitted a 'statement of need', raising the following in support of the application (summarised):

- Project is a collaboration between Woodside Park Club and Whetstone Wanderers Youth Football Club.
- Project aims to ensure football can be played at the site for the majority of the football season and to provide suitable changing facilities to strengthen a successful community club.
- A project to improve drainage to the existing football pitches has been completed.
- There are over 450 football members and 35 teams, and improved changing facilities are desperately needed.
- Current facilities are unsuitable for use by young people. The changing facilities do not provide separate showers or screening to ensure privacy, and there is no separate officials changing facility.
- Accessible spectator toilets and separate changing facilities that meet specifications set down by the FA are required to support the club which has achieved the Gold standard award for grass roots clubs achieving Chartered Standard Community Club status for the last two years.
- Woodside Park Club was built in 1930s as a sports and social club for local residents. Whetstone Wanderers Youth Football Club have been members of the Club since 1993.
- The project supports targets set out in Sport England's Strategy 2008-2011, by providing leadership and training opportunities for 16-18 year olds in coaching and refereeing, increasing satisfaction with home games and providing more opportunities for football participation.
- Project links to the Football Association's National Game Strategy (2007-2012) by providing a facility that will be accessible to the community that will also release Local Authority pitches to other clubs in the area.
- Proposal is supportive of the London Borough of Barnet's objectives to create an active and healthy future.

A letter of support from the London Borough of Barnet's Sports Development Manager has been submitted by the applicant.

The applicant has forwarded a letter of support for this development from the Football Association, which makes the following comments:

- The existing changing rooms are in a poor state of repair and are no longer fit for purpose. A survey of the current building has identified that it would not be cost effective to refurbish it to current standards.
- The FA and Middlesex FA are fully supportive of the scheme, and the project has been identified as a priority project for capital support.
- The designs are compliant to FA/FF changing accommodation standards.
- The design principles are such that the changing rooms are self-contained, maximising the functional and operational demands of grassroots sport, providing dual-gender, accessible and child-safe changing accommodation.

Planning Considerations:

Background: This application was first deferred from the Planning Committee meeting of 2 July 2013, for the following reason: *"to negotiate a revised design and appearance for the proposed building that is more traditional and in keeping with the*

host building". Following negotiations with the applicant's agent, the scheme has been revised as follows:

- The first floor element has been relocated such that it now adjoins the main building. In the previous scheme, this element was pushed away from the main building and appeared as a detached element.
- The balcony has also been relocated closer to the existing clubhouse.
- The proposed materials have been changed, with a grey felt roof proposed to the flat element in place of a green roof, and light cream coloured brickwork to match that of the existing building, in place of the previously proposed dark coloured brickwork and timber panelling.

The paragraphs below will assess the current scheme in detail. As previously set out, the main issues in this case are considered to be covered under three areas:

- Whether the proposal represents appropriate development in the Metropolitan Open Land
 - Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality
- Whether harm would be caused to the living conditions of neighbouring residents;

Impact on Metropolitan Open Land

Policy DM15 states that extensions to buildings in Metropolitan Open Land (MOL) will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building. The applicant has submitted volume calculations with this application. These demonstrate that the proposal would represent a 9% increase in volume over and above that of the existing building. As a result, the proposal would comply with DM15 and would represent appropriate development in the MOL.

Impact on the character of the building and the area

The proposed facilities would replace existing changing facilities, which the applicant has demonstrated to be in poor condition and not in accordance with the standards set by the FA. At ground floor level, the proposal would provide changing and other facilities. At first floor level, a club room is proposed, with viewing windows over the surrounding sports pitches. Whilst the proposed extension would be of a more contemporary design than the existing building, its proposed flat roof would be reflective of the existing two storey rear extension on the building. In addition, the extension would be finished in materials which reflect those used in the existing building. It is noted that part of the application site is within Flood Zones 2 and 3, the proposed extension would be located outside of Flood Zone 2 or 3.

Given the siting of the proposed extension, and its design, it is considered that the proposal would be an acceptable addition to the existing building, which would reflect local character. The proposal is not considered to cause any harm to the character and appearance of the main building or the surrounding locality.

Impact on the amenities of neighbours

The proposed extension would be set at least 30 metres from the nearest neighbouring residential property fronting Southover. As a result of this distance, whilst the first floor element of the proposal would be visible from the neighbouring properties it is not considered that the proposal would appear overbearing or visually intrusive when viewed from the neighbouring property. Windows are not proposed which would introduce views toward the neighbouring properties, and as a result it is

not considered that the proposal would adversely affect the privacy of the occupants of any neighbouring property.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- The submitted plans show a privacy screen to be constructed to the first floor terrace with a height of 1.8 metres to restrict any views toward neighbouring properties.
- The protection of views is not a material planning consideration.
- The proposed extension is not located within Flood Zone 2 or 3.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

**SITE LOCATION PLAN:
7JG**

Woodside Park Club, Southover, London, N12

REFERENCE:

B/01629/13



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