

PLANNING APPLICATIONS COMMITTEE 13 OCTOBER 2016

	<u>APPLICATION NO.</u>	<u>DATE VALID</u>
	16/P2218	13/05/2016
Address/Site	Wimbledon Rugby Football Club, Beverley Meads, Barham Road, Wimbledon SW20	
(Ward)	Village	
Proposal:	Application for variation of Condition 2 (Approved Plans) attached to LBM Planning Permission Ref.14/P1995 (Dated 24/7/2016) relating to the variation of approved plans in respect of an increase in height of the single storey side extension.	
Drawing Nos	HH562-X01, APL-01, APL-02, APL-03, APL-04 and Design and Access Statement	
Contact Officer:	Richard Allen (8545 3621)	

RECOMMENDATION

GRANT variation of conditions

CHECKLIST INFORMATION

- Heads of agreement: Yes
- Is a screening opinion required: No
- Is an Environmental impact statement required: No
- Has an Environmental Impact Assessment been submitted: No
- Press notice- Yes
- Site notice-Yes
- Design Review Panel consulted-No
- Number neighbours consulted –
- External consultants: None
- Density: n/a
- Number of jobs created: n/a
- Archaeology Priority Zone: No

1. INTRODUCTION

- 1.1 Planning permission was granted under delegated powers on 24 July 2014 for the erection of a single storey and first floor side extension to the existing club

house building to provide additional changing, training and seminar rooms (LBM Ref.14/P1995). This permission followed an earlier application to provide additional changing rooms (LBM Ref.12/P1013). Following completion of the works it has come to light that the single storey side extension has not been built in accordance with the approved plans in so far as the parapet wall on the single storey extension has resulted in an increase in height of 400mm of the extension. The set back at the rear has also been positioned 1.5m as opposed to 2m from the side boundary. This application seeks planning permission for that increase in height.

2. SITE AND SURROUNDINGS

- 2.1 The Wimbledon Rugby Football Club Sports ground has a site area of approximately 9.8 hectares. The clubhouse is situated on the west side of Barham Road. Barham Road is a residential road of Copse Hill. The sports ground has 12 rugby pitches, tennis courts, two pavilions (including the clubhouse subject to the current application) one surfaced car park and two overflow car parks accessed from Preston Road. The application site is designated as Metropolitan Open Land.

3. CURRENT PROPOSAL

- 3.1 The single storey and first floor side extensions to the clubhouse building were approved by planning permission LBM Ref.14/P1995 on 24 July 2014. However, as constructed, the single side extension is 400mm higher than the single storey extension approved by planning permission LBM Ref.14/P1995. The increase in height has occurred due to the need for a parapet wall to be constructed to enable drainage from the flat roof. The current application therefore seeks to vary condition 2 (Approved Plans) of planning permission LBM Ref.14/P1995. For information full details of the extensions as constructed are set out below.
- 3.2 The single storey side extension is 9.15 metres in width to the Barham Road frontage and has an overall length of 24.1 metres. The extension wraps around the front of the original clubhouse and is 14.8 metres in width facing the playing fields. The height of the single storey side extension varies between 3.050 metres to the Barham road frontage increasing to 4.285 metres to fronting the playing fields due to the sloping nature of the site. The rear 5.165 metre section of the extension is set back from the boundary with 54 Barham Road by 1.525 metres. The first floor section of the extension has been constructed in accordance with the previously approved plans.

4. PLANNING HISTORY

- 4.1 In March 1989 planning permission was granted by the Planning Applications Committee for the erection of four x 16 metre high floodlight columns (LBM Ref.88/P1641).

- 4.2 In August 1990 planning permission was granted under delegated powers for the three x 10 metre high floodlight columns at the edge of the training pitch in Barham Road (LBM Ref.90/P0720).
- 4.3 In May 1996 planning permission was granted for the installation of a water storage tank for pitch irrigation in north west corner of the car park (LBM Ref.95/P0250).
- 4.4 In July 1996 planning permission was granted by the Planning Applications Committee for alterations and extensions to the changing rooms and club room (LBM Ref.96/P0414).
- 4.5 In January 2003 planning permission was refused under delegated powers for the installation of telecommunications equipment mounted on a 22.5 metre high monopole (LBM Ref.02/P1512).
- 4.6 In February 2003 planning permission was refused under delegated powers installation of telecommunications equipment mounted on a 22 metre high column together with equipment cabin (LB Ref.02/P2151).
- 4.7 In December 2006 planning permission was granted under delegated powers for the installation of six x 15 metre high floodlight columns to the football pitch (LBM Ref.06/P2331).
- 4.8 In April 2009 planning permission was granted under delegated powers for the erection of extensions to the existing clubhouse and formation of an external terrace area (LBM Ref.09/P0421).
- 4.9 In November 2011 planning permission was granted under delegated powers for the resurfacing of existing grass parking area with loose granular material (LBM Ref.11/P2249).
- 4.10 In January 2012 planning permission was granted for the resurfacing of the tennis courts and the installation of 6 x 6 metre high floodlight columns and floodlights (LBM Ref.11/P3322).
- 4.11 In February 2012 planning permission was refused for the erection of a side extension to existing club house to provide changing rooms (LBM Ref.12/P0087). Planning permission was refused on the grounds that:-
- ‘The proposed extension would by virtue of its design and siting constitute a visually intrusive form of development that would be detrimental to the amenities of the occupiers of 54 Barham Road and the visual amenities of the MOL, contrary to policies CS13 and CS14 of the Adopted Merton Core strategy (July 2011) and retained policies NE.1, BE.15 and BE.23 of the Merton UDP (October 2003)’.
- 4.12 In June 2012 planning permission was granted for the erection of a single storey side extension to provide additional changing rooms (LBM Ref.12/P1013).

- 4.13 In August 2012 a pre-application meeting discussed a revised scheme for extensions to the existing clubhouse (LBM Ref.12/P2143/NEW).
- 4.14 In October 2012 a planning application was submitted for the resurfacing of the tennis courts and provision of six x 10 metre floodlights (LBM Ref.12/P2858). However, the application was withdrawn on 31/1/2013.
- 4.15 In July 2014 planning permission was granted for the erection of a single storey and first floor side extension to the existing club to provide additional changing, training and seminar rooms (LBM Ref.14/P1995).

5. **CONSULTATION**

5.1 The application has been advertised by site notice procedure and letters of notification to occupiers of neighbouring properties. In response 12 representations have been received. The comments are set out below:-

- The approved plans (LBM Ref.14/P1995) achieved an acceptable balance between the needs of the club and existing streetscape. The east elevation fronting onto Barham Road and west elevation in 14/P1995 match the gutter line of the club house roof in height and are spaced from the boundary of the adjacent property.
- In the current application (LBM Ref.16/P2218) the east elevation extended right up to the boundary giving a terraced effect. The increase in height of the brick façade is not a sympathetic match to the roof line of the club house and spoils the streetscape, giving an industrial appearance to the extension when viewed from Barham road. The west elevation in 16/P2218 shows the extension well above the first floor height of the adjacent property and is not as balanced an attractive when viewed from the playing fields as the west elevation as proposed by application 14/P1995.
- The south elevation in application 16/P2218 increases the mass of the extension to the proportions of an industrial unit rather than the better proportioned south elevation in application 14/P1995 more suited to a residential road.
- The revised plans are unacceptable and the extension should be built in accordance with planning permission 14/P1995 and no larger.
- The building is higher than approved and 25% closer at one point than previously approved.
- The extension has a substantial impact upon the amenities of 54 Barham Road and is nearly 1 metres higher than the approved plans.
- The proposed retrospective changes would set a dangerous trend, and disregard to the planning system should not be tolerated.
- If the original application was submitted in this form it might have been deemed unacceptable.
- As built the extension fails to enhance the quality and appearance of the area. Barham Road is at risk of becoming overdeveloped.
- The WRFC appears to be poorly managed and complaints are ignored. The side extension looks like a warehouse and is totally out of keeping with the area.

- the proposed extension has altered from a range of approved heights (2.5 and 4.2 metres due to the sloping nature of the site) to a range of heights from 3.3 to nearly 5 metres. The set back has also been reduced from 2 metres to 1.5 metres. This results in the loss of amenity to residents of 54 Barham Road.
- The proposal would have a negative impact upon MOL.
- The use of the clubhouse has intensified and parking at events causes congestion in Barham Road and damage to grassland.

6. **POLICY CONTEXT**

6.1 Adopted Merton Core Strategy (July 2011)

CS13 (Open Space, Nature Conservation, Leisure and Culture), (CS14 (Design) and CS20 (Parking)).

6.2 Sites and Polices Plan and Policies Map (July 2014).

DM D2 (Design Considerations in all Developments), DM D3 (Alterations and Extensions to Existing Buildings), DM O1 (Open Space), DM O2 (Nature Conservation), DM T2 (Transport Impacts of Developments) and DM D3 (Car Parking and Servicing Standards).

7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations concern the design and neighbour amenity issues.

7.2 Design Issues

The design of the extensions to the clubhouse building has previously been accepted as acceptable by planning permissions LBM Refs.12/P1013 and 14/P1995. The design of the extensions as constructed is considered to be acceptable in terms of polices CS14 and DM D2 and DM D3.

7.3 Neighbour Amenity

The concerns of the objectors regarding the proposal are noted particularly with regard to the increase in height of the flank wall of the single storey extension resulting from the provision of a parapet wall in order to provide drainage for the flat roof. This has resulted in the height of the wall adjacent to the boundary with the residential property at 54 Barham Road being increased by 400mm. The set back to the rear section of the extension has also been reduced from 2 metres to 1.5 metres. It should however, be noted that the parapet wall formed part of planning permission 12/P1013 and that as constructed the height of the flank wall is the same as the earlier approval. The height of the flank wall has therefore been previously considered to be acceptable. It is however, regrettable that the 2 set back of the rear part of the extension has been reduced from 2 metres to 1.5 metres albeit that the 'set back' still reduces the mass of the extension when viewed from 54 Barham Road. It is therefore considered that the extension as constructed would not be of such detriment to neighbour amenity as to warrant refusal of the application. Other matters raised by the objectors concern parking issues and nuisance caused to residents due to the increased number of people

attending event which are management matters for the club and are not directly related to the current application.

8. **SUSTAINABILITY AND ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS**

8.1 The proposal does not constitute Schedule 1 or Schedule 2 development. Accordingly there is no requirement for an EIA submission.

9. **CONCLUSION**

9.1 The design of the extensions as constructed are considered to be acceptable and although there has been an increase in height of the flank wall compared to that approved by planning permission 14/P1995, the height of the flank wall is the same as previously approved by planning permission 12/P1013. Therefore it is not considered that the changes to the previously approved scheme would of such detriment as to warrant refusal of the application. Accordingly it is recommended that condition 2 (Approved Plans) be varied.

RECOMMENDATION

GRANT VARIATION OF CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans APL-01, APL-02, APL-03 and APL-04 and Design and Access Statement.

Reason for condition: For the avoidance of doubt and in the interest of proper planning.

[Click here](#) for full plans and documents related to this application.

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