

**PLANNING APPLICATIONS COMMITTEE  
26 SEPTEMBER 2019**

**APPLICATION NO.**  
19/P1809

**DATE VALID**  
24/05/2019

**Address/Site:** Southey Bowls Club, 72 Lower Downs Road,  
Raynes Park, SW20 8QQ

**Ward:** Dundonald

**Proposal:** ERECTION OF NEW STORAGE SHED TO REPLACE  
EXISTING. MATERIALS TO MATCH NEW CHANGING  
ROOMS.

**Drawing No.'s:** L2494/sk82 Rev D, L2494/sk84 Rev B, L2494/sk89.

**Contact Officer:** Catarina Cheung (020 8545 4747)

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**RECOMMENDATION**

**Grant planning permission subject to conditions.**

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**CHECKLIST INFORMATION**

- Is a screening opinion required: No
- Is an Environmental Statement required: No
- Has an Environmental Statement been submitted: No
- Press notice: No
- Site notice: Yes
- Design Review Panel consulted: No
- Number of neighbours consulted: 56
- External consultations: 0
- Controlled Parking Zone: Zone A1
- Conservation Area: No

**1. INTRODUCTION**

- 1.1 This application is being brought to the Planning Applications Committee for determination due to the nature and number of objections received and at the request of Councillor Fairclough.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site is a backland plot that is located to the rear of houses fronting Kingston Road, Abbott Avenue and Lower Downs Road. Vehicular access to the site has historically been via a driveway from Lower Downs Road. Pedestrian access to the site is also available via a pedestrian/bicycle path that links Abbott Avenue and Kingston Road.

- 2.2 The application site is not in a Conservation area nor are the buildings on site locally or statutorily listed.
- 2.3 The bowling green is the only part of the site designated as open space under the Sites and Policies plan (this area measuring around 1,560sqm). The entire site is designated in the Merton Sites and Policies Plan 2014 as 'Site Proposal 74'. The site proposal identifies the site for potential residential development however safeguards the bowling green stating that there should be no loss of sporting facilities for which there is demand.
- 2.4 The site is currently being redeveloped providing: a new two storey clubhouse on the eastern end of the plot (adjacent to the southern side of the bowling green), a single storey changing room in the northern corner and residential development toward the western end providing 9 new residential dwellings (3x2 bed and 6x4 bed) – construction is underway and near completion.

### **3. CURRENT PROPOSAL**

- 3.1 This application seeks planning permission for the erection of a single storey storage shed in the northern corner of the site to replace the existing, which has been demolished. The shed will enclose the controls for the irrigation system to the water tank (which was recently upgraded, and the need to protect the existing pipework) as well as be used for storage of the club's equipment for matches.
- 3.2 The shed would have the following dimensions:
- 2.24m width;
  - 6.4m depth;
  - 2.891m maximum height; and
  - 2.135m eaves height.

### **4. PLANNING HISTORY**

- 4.1 Relevant planning permissions:
- 4.2 1963-1968, permission was granted for a single storey extension (MER443/68) and erection of an indoor bowling rink with associated facilities (WIM6979).
- 4.3 1993-2002, permission was granted for the erection of single storey structures providing a toilet block (93/P0179) and changing rooms (02/P0859).
- 4.4 09/P0328 - ERECTION WITHIN CLUB GROUNDS OF A MARQUEE, SIZE 10 METRES x 4 METRES x 3 METRES HIGH – Grant permission subject to conditions 08/09/2009.
- 4.5 15/P4083: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. – Grant

Permission Subject to Section 106 Obligation or any other enabling agreement 19/12/2016.

- 4.6 17/P3005: APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) ATTACHED TO LBM PLANNING PERMISSION 15/P4083 RELATING TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. – Grant Permission Subject to Section 106 Obligation or any other enabling agreement 13/03/2018.
- 4.7 17/P4345 - DEMOLITION OF EXISTING DWELLING HOUSE AND THE ERECTION OF 2 STOREY RESIDENTIAL BLOCK COMPRISING 1 x THREE BEDROOM APARTMENT ACROSS GROUND FLOOR AND 1 x TWO BEDROOM APARTMENT OVER FIRST AND SECOND FLOORS. – Granted Permission Subject to Section 106 Obligation or any other enabling agreement 29/01/2018.
- 4.8 Applications to discharge conditions 3, 4, 5, 11, 12, 14, 15, 16 18, 22 and 23 were granted throughout 2018: 17/P3578, 18/P0858 and 18/P1609.
- 4.9 18/P3154: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. - APPLICATION TO VARY CONDITION 2 (APPROVED DRAWINGS) ATTACHED TO LBM PLANNING APPLICATION 15/P4083, TO ALLOW FOR ADDITIONAL DORMER WINDOWS AND A/C UNITS. – Granted Variation of Condition Subject to Section 106 Obligation or any other enabling agreement 14/12/2018.
- 4.10 19/P1903: APPLICATION FOR DISCHARGE OF CONDITION 21 (TRAVEL PLAN) ATTACHED TO APPLICATIONS 15/P4083 & 18/P3154 IN RELATION TO THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF SITE WITH ERECTION OF 9 HOUSES WITH NEW ACCESS FROM KINGSTON ROAD; ERECTION OF NEW BOWLS CLUB BUILDING AND ASSOCIATED FACILITIES, INCLUDING A NEW CHANGING ROOM BUILDING AND RELOCATION OF GROUNDSMAN'S STORE USING EXISTING ACCESS TO LOWER DOWNS ROAD. – Granted Discharge of Condition 15/08/2019.

## **5. CONSULTATION**

- 5.1 Public consultation was undertaken by way of letters sent to 56 neighbouring properties and a site notice displayed outside the premises. 6 representations were received (though it is noted some are from the same address,

considering this, would only be 4 representations), the summary of their objections are as follows:

- Inaccurate/deceptive proposal description as there has not been a shed on this part of the site for well over a year;
- Height of the outbuilding and proximity to the boundary would result in a loss of light and overbearing visual impact;
- The extension will create a large section of the alley limiting oversight from other houses which could aid access for burglaries at the rear;
- The development would encourage fly tipping;
- Maintenance of the outbuilding given a small gap between the boundary fence and proposed extension;
- Increase in noise levels and disturbance as club members would regularly access the new shed.

## **6. POLICY CONTEXT**

### 6.1 NPPF - National Planning Policy Framework (2019):

12. Achieving well-designed places

### 6.2 London Plan 2016:

7.4 Local character

7.6 Architecture

### 6.3 Merton Sites and Policies Plan July 2014 policies:

DM D2 Design considerations in all developments

DMD3 Alterations and extensions to existing buildings

DM O1 Open space

### 6.4 Merton Core Strategy 2011 policy:

CS 13 Open space, nature conservation, leisure and culture

CS 14 Design

## **7. PLANNING CONSIDERATIONS**

7.1 The planning considerations for the proposed erection of a storage shed relate to its impact on the character and appearance toward the application site and surrounding area, and its impact toward neighbouring amenity.

### Character and Appearance

7.2 London Plan Policies 7.4 and 7.6, Core Strategy Policy CS14 and SPP Policies DMD2 and DMD3 require high quality well designed proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

7.3 In relation to the size of the plot and allocated use for the Bowling Club, the shed is seen to be of a reasonable scale which would not be considered dominant or excessive; though it is noted it would be of larger scale to conventional garden sheds seen at the rear of residential properties along Abbott Avenue, these cannot be directly compared given the different usage requirements and scale of land.

7.4 Overall, the proposed shed is considered of an acceptable scale and form.

### Neighbouring Amenity

- 7.5 SPP Policy DM D2 states that proposals must be designed to ensure that they would not have an undue negative impact upon the amenity of neighbouring properties in terms of loss of light, quality of living conditions, privacy, visual intrusion and noise.

### **Abbott Avenue**

- 7.6 Whilst the proposed shed would have a maximum height of 2.891m, this would be set back from the boundary line by 0.29m. Furthermore, there is an alley which separates the site of Southey Bowls Club from the rear boundary of the properties along Abbott Avenue which spans approximately 1.7m. This would total a separation distance of 1.9m. There are also existing single storey structures/sheds at the rear of numbers 1 and 3 Abbott Avenue.
- 7.7 Given the above, it is not considered the proposed erection of the shed would result in detrimental impact toward neighbouring sunlight or daylight, nor be visually intrusive to such a harmful degree which to warrant refusal.

### **Lower Downs Road**

- 7.8 The proposed shed would be positioned behind the existing water tank and be set back from the boundary line of properties on Lower Downs Road by at least 5.9m. This is considered a reasonable distance which would unlikely raise concerns in terms of light, outlook or overshadowing issues.
- 7.9 Overall, the proposed erection of the shed is not considered to be prominently positioned on site so would not have a detrimental impact toward neighbouring amenity, and thereby complies with Policies DMD2 and DMD3.

## **8. CONCLUSION**

- 8.1 The scale, form, design, positioning and materials of the proposed shed are not considered to have an undue detrimental impact upon the character or appearance of the surrounding area, the host building or on neighbouring amenity. Therefore, the proposal complies with the principles of policies referred to above, under Section 6, and it is recommended to grant planning permission subject to conditions.

## **9. RECOMMENDATION**

Grant planning permission  
Subject to the following conditions:

1. A1 Commencement of Development
  2. A7 Approved Plans
  3. B3 External Materials as specified
  4. Non-standard condition – The development hereby permitted shall not be occupied at any time other than for ancillary storage uses for the Southey Bowls Club.
  5. Note to Applicant – approved schemes
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[Click here](#) for full plans and documents related to this application

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