

18/01145/FUL - Greeno Centre, Shepperton.

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Planning Committee

19 September 2018



Application No.	18/01145/FUL
Site Address	Greeno Centre, Glebeland Gardens, Shepperton, TW17 9DH
Applicant	Spelthorne Borough Council
Proposal	Erection of a single storey side/rear extension on North Eastern side of existing building.
Ward	Shepperton Town
Called-in	N/A
Officer	Matthew Clapham

Application Dates	Valid: 13/08/2018	Expiry: 08/10/2018	Target: Under 8 weeks
Executive Summary	<p>This application site relates to a detached building, the Greeno Centre, used as a Day Centre for the elderly. This building is located within the Glebeland Gardens recreation ground, which is owned by the Borough Council and is designated as Protected Urban Open Space (PUOS). The recreation ground comprises an open area of grass and two areas of play/exercise equipment and car parking areas for the use of both clients of the Day Centre and the open space. The site is also designated as Common Land.</p> <p>The proposal seeks to add a single storey extension to replace an existing enclosed area of hardstanding that has previously been used by the Greeno Centre as an external 'well-being' area.</p> <p>The principle of extending the Day Centre has already been established in this part of the recreation ground and the extension is considered acceptable. It is not considered that there would be any adverse impacts upon the Protected Urban Open Space or the amenity of adjoining residents or users of the open space.</p> <p>The issue regarding Common Land is not a planning matter, rather a matter for the Councils Legal Department.</p>		
Recommended Decision	This planning application is recommended for approval, subject to conditions.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
- CO1 (Providing Community Facilities)
 - EN1 (Design of New Development)
 - EN4 (Provision of Open Space and Sport and Recreation Facilities)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)

2. Relevant Planning History

16/00785/FUL	Alterations and extension to existing car parking area to provide 18 additional car parking spaces together with associated works including the provision of 10 Cycle Parking Bays.	Granted 21.9.2016
12/01473/FUL	Refurbishment of Greeno Day Centre to Accommodate the Surrey County Council 'well being' centre to include a single storey extension to provide a corridor and lift shaft to the first floor on the eastern side elevation.	Granted 01.02.2013
12/00982/FUL	Erection of a brick wall, railings and gate to A height of 2.2m to enclose a newly created paved patio/garden area and alterations to include new French door to access patio.	Granted 22.10.2012
86/00742/FUL	Erection of a day centre for the elderly, with public meeting rooms and access made from the existing public car park.	Granted 26.02.1986

3. Description of Current Proposal

- 3.1 The application site is a detached building used as a day centre for the elderly. It is located within the Glebeland Gardens Recreation Ground, which is owned by the Council and is designated as Protected Open Urban Space. The recreation ground comprises an open area of grass and two areas of play / exercise equipment.
- 3.2 This proposal seeks to provide a single storey extension, measuring overall 8m by 8.3m, on the north eastern elevation of the building largely on the site of an existing outdoor area of hardstanding enclosed by a wall and railings. The building on its eastern side is in close proximity to the boundary of the recreation ground which adjoins allotments. The proposed extension effectively replaces an existing area of hardstanding enclosed by a wall and railings

approved under planning approval 12/00982/FUL. The extension is single storey and matches the design and appearance of the existing building, with similar red brick and tiles, with a pitched roof.

- 3.3 A copy of the proposed elevations of the extension is attached as an Appendix.

4. Consultations

The following table shows the consultee and the response.

Consultee	Comment
Environmental Health (contamination)	No response to date.

5. Public Consultation

- 5.1 32 letters of notification were sent out to neighbouring properties. No letters of objection have been received at the time of writing this report, although one letter has pointed out an error on the address shown on the application form, which was amended at the validation stage in terms of neighbour letters.

6. Planning Issues

- Design and appearance
- Impact on Protected Urban Open Space
- Impact on neighbouring properties
- Common Land

7. Planning Considerations

Design and Appearance

- 7.1 Policy EN1 of the CS&P DPD requires a high standard in the design and layout of new development and that new development should respect the character of the area in which it is situated.
- 7.2 The extension has been sympathetically designed to match and respect the design and style of the existing building to which it will be attached, with a similar style of roof design to the existing building and with a lower ridge height. The northern elevation shows an expanse of patio doors. There are a number of large full length windows on this elevation already and they are considered acceptable and would allow for good levels of daylight. Subject to the walls and tiles being of similar materials to the existing building so as to blend in with the existing building, it is not considered that the proposal would have any adverse impacts upon the character and appearance of the area or the existing building.

Impact on Protected Open Urban Land

- 7.3 The whole of the application site and the adjoining recreation ground is designated as Protected Urban Open Space. Policy EN4 seeks to retain this open space in the urban area. This application seeks to extend the Day Centre over an existing external hardstanding area that

is separated from the recreation ground by a wall/railings, as approved under 12/00892/FUL. The area is located in a corner area of the Greeno site close to the eastern side boundary with allotments located on the other side of the boundary. It would only be visible by users of the recreation grounds to the north of the Centre. The area of land is currently available for use by the users of the Centre.

- 7.4 The area of land subject to this application is very small compared to the whole area of the recreation ground and is located in the corner of the grounds and the Greeno building. Therefore the extension is not considered to have any significant detrimental impacts upon this area that is already developed and used by the Centre and the proposal is considered to comply with Policy EN4.

Impact on Neighbouring Properties

- 7.5 The proposed extension is located some distance away from the nearest residential properties and would not be directly visible from these properties. As such, it is not considered that there would be any adverse impacts upon the residential amenity enjoyed by any adjoining dwellings. To the east are allotments and to the south is Halliford School and no significant impacts are considered to result to these properties.

Common Land

- 7.6 Policy EN8 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will safeguard the Borough's Common Land and protect its recreational value. However, it is noted that the building is a public and community asset for use by local residents. Furthermore, the area in question has already been developed. Notwithstanding Policy EN8, the protection and enclosure of Common Land is strictly controlled by non-planning legislation. The Council will in addition to obtaining planning consent, need to ensure all aspects of it comply with Common Land legislation. The Council's Legal Department is already dealing with this issue.

Local Finance Considerations

- 7.7 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In this instance there are no financial benefits to the Authority, although the extension will provide improved facilities for users of the Centre.

Other Matters

- 7.8 With regards to parking, there are currently 47 parking spaces on site. The proposal is unlikely to significantly increase the number of people

using the centre. In this instance, it is likely that a significant number of users of the centre will not make their own way to the Centre but as part of the role of the premises, a number of users are dropped off via Council operated minibuses or other people's vehicles. In addition, there is a public car park adjoining the site which provides additional parking spaces. Bus Services also run along Shepperton High Street. As such, it is not considered that there would be any significant impacts in terms of parking.

8. Recommendation

8.1 GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

1327/PL/009; 1327/PL/006; 1327/PL/002; 1327/PL/005; 1327/PL/004;
1327/PL/003; 1327/PL/008; 1327/PL/007; 1327/PL/010 received 7.8.2018
and 1327/PL/001 rev A received 13.8.2018

Reason:- For the avoidance of doubt and in the interest of proper planning

3. The extension hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason: To ensure a satisfactory external appearance.

INFORMATIVES

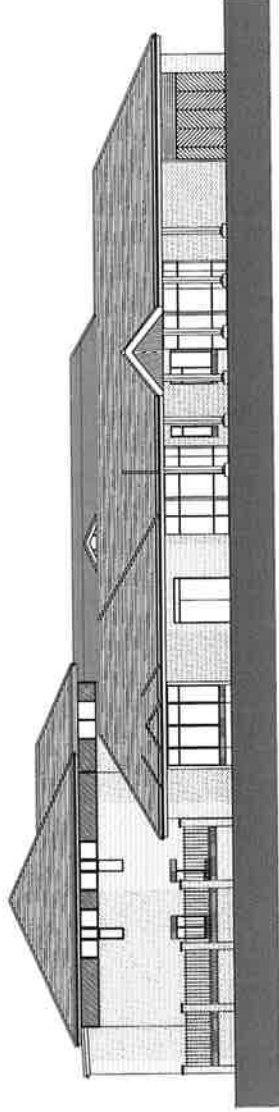
1. Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

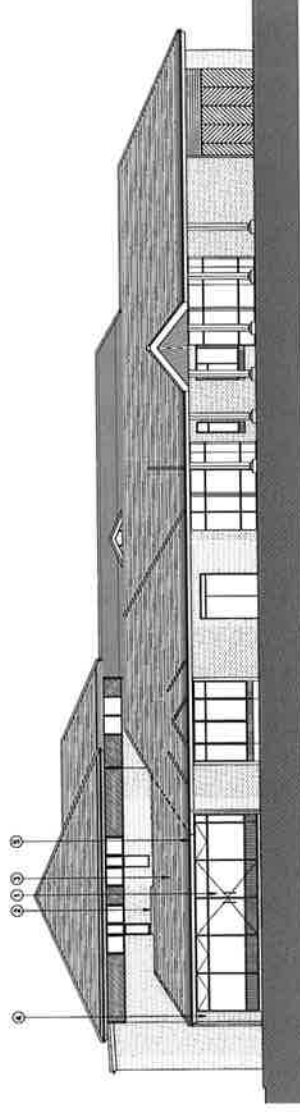
- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

MATERIAL KEY

- ① NEW DOUBLE DOORS AND FULL HEIGHT SASH WINDOWS
- ② NEW SKYLIGHT
- ③ ROOF TILES TO MATCH EXISTING
- ④ BRICKWORK TO MATCH EXISTING
- ⑤ GUTTERING, SOFFIT & FACIA TO MATCH EXISTING



EXISTING NORTH ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100

GREENO DAY CENTRE - SHEPPERTON

EXISTING & PROPOSED NORTH ELEVATIONS

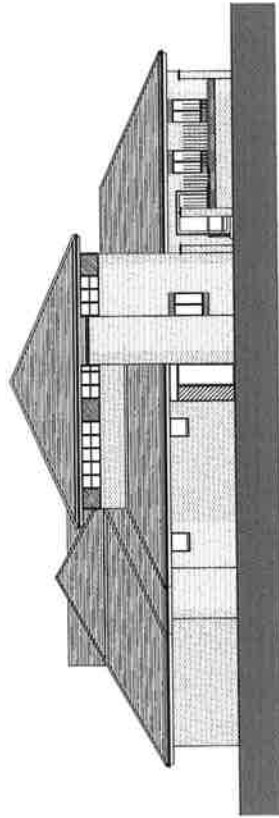
Drawn By	Checked By	Authorised By	Reviewed By	Rev Auth By
MC	NT	NT		
Date	Scale	Drawing No	Rev date	Rev
27/07/2018	1:100 @ A1	1327 / PL / 009		

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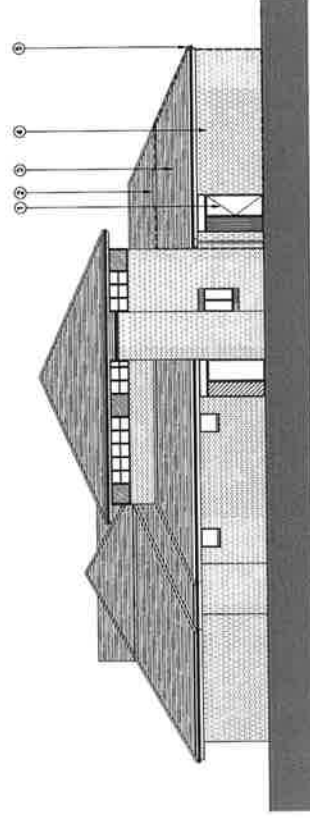


MATERIAL KEY

- ① NEW DOORWAY
- ② NEW SKYLIGHT
- ③ ROOF TILES TO MATCH EXISTING
- ④ BRICKWORK TO MATCH EXISTING
- ⑤ GUTTERING, SOFFET & FASCIA TO MATCH EXISTING



EXISTING EAST ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100

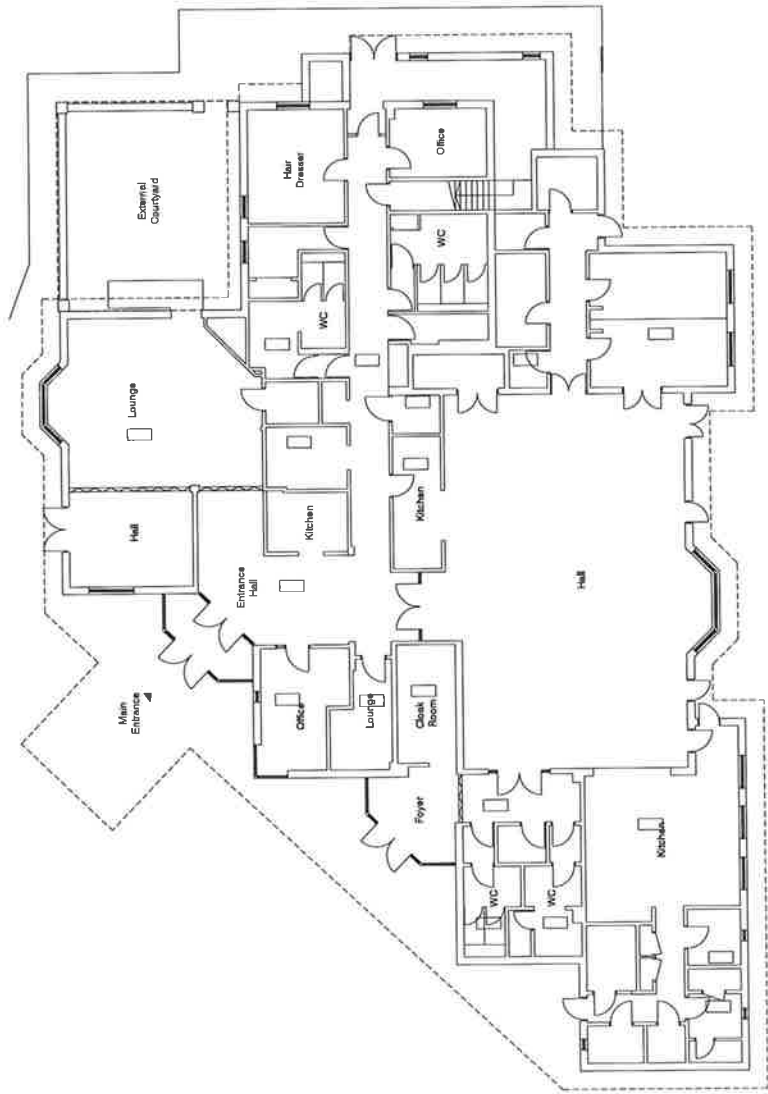


GREENO DAY CENTRE- SHEPPERTON

EXISTING & PROPOSED EAST ELEVATIONS

Drawn By	MC	Checked By	NT	Authorised By	NT	Revised By	Row
Date	27/07/2018	Scale	1:100 @ A1	Drawing No	1327 / PL/008	Rev. Date	

1 Castle Yard Richmond
London W9 3DQ
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Fax: +44 (0) 20 8332 3801
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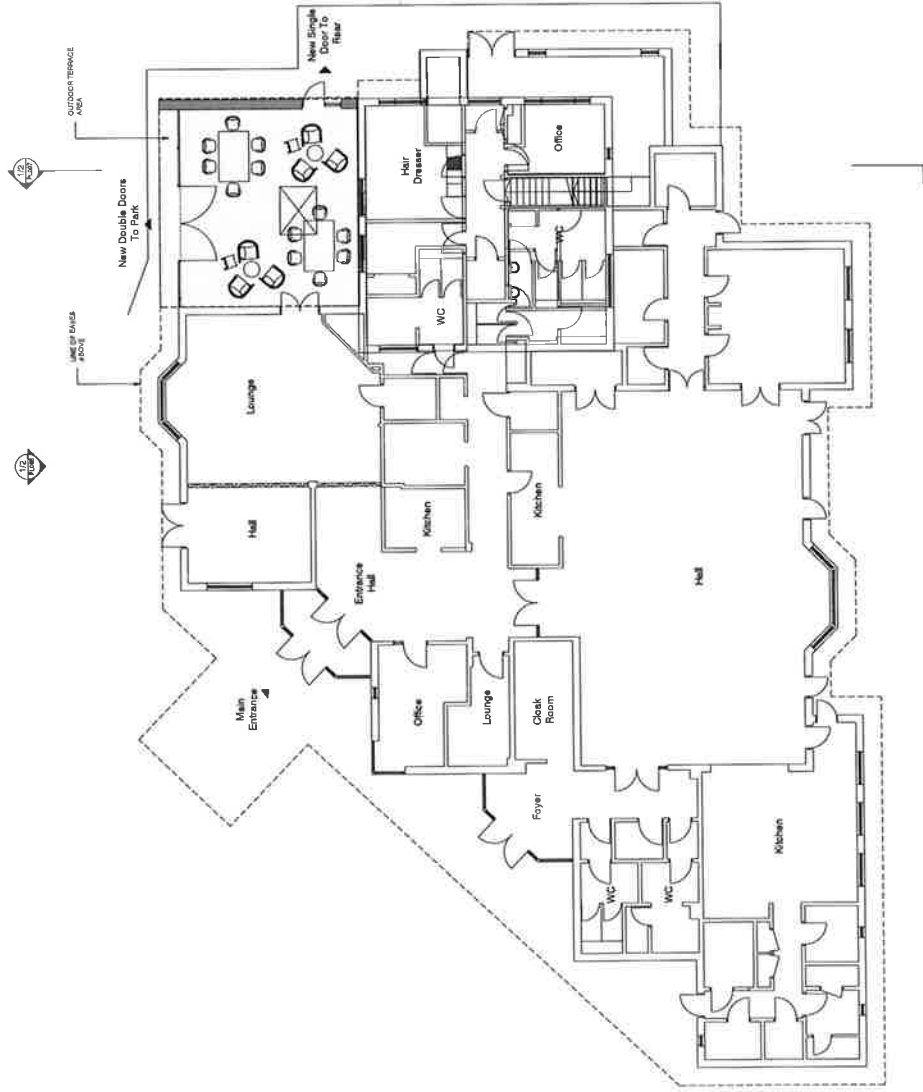


GREENO DAY CENTRE - SHEPPERTON

EXISTING GROUND FLOOR PLAN

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M/C	NT	NT		
Date	Scale	Drawing No	Rev. Code	Rev
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GREENO DAY CENTRE- SHEPPERTON

PROPOSED GROUND FLOOR PLAN

Drawn By	MC	Checked By	NT	Authored By	NT	Revised By	
Date	27/07/2018	Scale	1:100 @ A1	Drawing No.	1327 / PL/005	Rev Code	
						Rev	