

Recreation Ground

Tennis Courts

Pavilion

Putting Green

Car Park


El Sub Sta

Playground

Chattern Court

CHESTNUT ROAD


CHATTERN HILL



1:1,250

16/00866/FUL
Dramatize, Ashford Pavilion, Clockhouse Lane,
Ashford, TW15 1BX

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SPELTHORNE
BOROUGH COUNCIL

Planning Committee

24 August 2016



Application No.	16/00866/FUL		
Site Address	Dramatize Theatre Company, Pavilion, Ashford Recreation Ground, Clockhouse Lane, Ashford.		
Proposal	Erection of first floor and single storey extension to existing pavilion Building.		
Applicant	Dramatize Theatre Company		
Ward	Ashford East		
Call in details	None		
Case Officer	Peter Brooks		
Application Dates	Valid: 31.05.16	Expiry: 26.07.16	Target: Over 8 weeks
Executive Summary	<p>The application site comprises the existing pavilion building located within the Ashford Recreation Ground. The building is part two storey, part single storey, and contains studio rooms, offices and a changing room for sports activities (i.e. football). The recreation ground comprises a large playing field in its northern section, with a pavilion, tennis courts and children's play areas in the southern part of the park. The park is bordered on all sides by residential dwellings, with Clockhouse Lane to the west and Grays Lane to the north. Parking for the recreation ground is located in the south east corner of the site and is accessed from Chattern Hill.</p> <p>The proposal would involve the addition of extensions to both the ground and first floor of the building to provide an enlarged area for the use by the Dramatize Theatre Company. This Theatre Company already lease and use the building to provide theatre activities for children/young adults with learning difficulties and disabilities. The proposed alterations and extensions would enable the provision of disabled access over both floors of the building as well as disabled bathroom facilities, and provide a larger area for the classes to take place.</p> <p>The design of the extension would integrate into the existing pavilion building and proposes matching brickwork and timber cladding.</p>		
Recommended Decision	This 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:

- EN1 - Design of New Development
- CO1 – Providing Community Facilities
- EN4 – Provision of Open Space and Sport and Recreation Facilities

2 RELEVANT PLANNING HISTORY

2.1 The pavilion building was granted permission in 1970, which included a planning condition that only permitted the use of the building for purposes linked to the recreation ground use. More recently, an application was made in early 2016 to vary this condition on the original permission to allow the building to be used by the Dramatize Theatre Group.

16/00127/RVC

Variation of condition 4 of planning permission STA/OUT/P12676 to allow the pavilion to be used by Dramatize Theatre Company
Grant Conditional 06.04.2016

STAINES/DET/P13051

Erection of single storey Sports Pavilion with flat over.
Grant Unconditional 20.04.1971

STAINES/OUT/P12676

The erection of a single storey sports pavilion of 3,310 sq. ft (307 sq m) with a two bedroomed groundsman's flat over.
Grant Conditional 15.12.1970

3 DESCRIPTION OF CURRENT PROPOSAL

3.1 The application site comprises the existing pavilion building located within the Ashford Recreation Ground. The building is part two storey, part single storey, and contains studio rooms, offices and a changing room for sports activities (i.e. football). The recreation ground comprises a large playing field in its northern section, with a pavilion, tennis courts and children's play areas in the southern part of the park. The park is bordered on all sides by residential dwellings, with Clockhouse Lane to the west and Grays Lane to the north. Parking for the recreation ground is located in the south east corner of the site and is accessed from Chatterton Hill, which leads into Rosary Gardens.

3.2 The proposal would involve the addition of extensions to both the ground and first floor of the building to provide an enlarged area for the use of the

Dramatize Theatre Group. This Theatre Group, who already lease and use the building, provides theatre activities for children/young adults with learning difficulties and disabilities. The proposed alterations and extensions to take place would allow the provision of disabled access over both floors of the building, disabled bathroom facilities and provide a larger area for classes. The ground floor extension would be located on the front of the building, and include an office, disabled accessible bathroom and changing room, and provision of accessible ramps. The first floor extension would be located in the position of the existing roof terrace and provide a large multi-use room. The proposal would also involve the installation of an internal lift to provide disabled access between floors.

- 3.3 The pavilion building and recreation ground is owned by Spelthorne Borough Council, and Dramatize (who would fund the proposed extensions) have a lease to use the building.

4 CONSULTATIONS

- 4.1 The following table shows those bodies consulted and their response

Consultee	Comment
Environmental Health	No comments.
Council Asset Management	No objection.
Group Head of Neighbourhood Services	No objection.
Spelthorne Committee for Access Now (SCAN)	No 'in principle' objections.
Councils Heritage Officer	No objection.
Councils Tree Officer	Any comments to be reported verbally at the meeting of the Planning Committee.

5 PUBLIC CONSULTATION

- 5.1 37 neighbour notification letters were sent, with 4 responses to date (including one from SCAN). These letters raised the following points:

- No plans available to view online;
- Not suitable design for disabled users under the Equalities Act; and
- Support proposal, provides a better facility for the Dramatize Theatre Group
- The company should consider other buildings to meet their requirements and the existing building should remain available for all residents of Spelthorne

6 PLANNING ISSUES

- Principle
- Design, Appearance and Visual Impact
- Residential Amenity
- Impact on Locally Listed Building
- Other matters

7 PLANNING CONSIDERATIONS

Principle

- 7.1 The pavilion building is located within Ashford Recreation Ground, which in an area designated as Protected Urban Open Space (PUOS). Policy EN4 seeks to ensure that there is sufficient open space within the Borough to meet a wide range of outdoor sport, recreation and open spaces needs. The proposal would involve the loss of a small area of this PUOS (some 37sqm). The land in question is located at the front of the pavilion and is already bordered by a low metal fence and would not encroach on the grassed recreation ground area to the north. Policy EN4 states that exceptionally development may be allowed where:

“the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better”.

- 7.2 It is considered the provision of enhanced disabled facilities within the building would enhance its value to the public, and would allow the Dramatize Theatre Company to offer an enhanced service for its users. As a result, it is considered that this minor loss of PUOS to be acceptable in this instance.
- 7.3 The extensions and alterations to the building would make better use of an existing building in an area used already by the community, and it is considered the proposal is acceptable in principle.

Design, Appearance and Visual Impact

- 7.4 The proposal seeks to extend to the pavilion in two locations. The first extension would be at ground floor level and provide a new entrance way and include accessible bathroom/changing facilities. The second extension would be at first floor level and would be located on the existing terraced area, this first floor element would contain a large multi-use room. The extensions have been designed to integrate into the existing pavilion building by virtue of their design, scale and materials. The pavilion building is located adjoining the Clock House Tower, a Locally Listed Building. The design and scale of the extensions would not appear excessive on the host building, and would use matching materials and would not cause a harmful visual impact to the wider area. The building is viewed in context with the Clock House Tower and the wider park area and it is considered the extensions would not be visually intrusive.
- 7.5 The proposed extensions would add some bulk to existing building but due to their location and design, it is not considered that they would have a significant impact upon the surroundings.

Residential Amenity

- 7.6 The pavilion building is at its closest point located 39m from the boundary of the nearest residential dwelling no. 8 Chestnut Close. Due to the orientation of the pavilion the proposed front extension would be on the opposite side of the building to the nearest dwellings, and there would be a separation between the proposed first floor extension and the rear of the nearest dwelling of over 60m. It is considered by virtue of this significant separation, and the presence of a number of trees located between the pavilion and the nearest dwellings, the proposed extensions would not cause harm to the amenities of the adjoining neighbouring dwellings by virtue of loss of light, outlook, privacy or overbearing impact.
- 7.7 The pavilion is already used by Dramatize to host events and it is not considered that the use of the extensions would give rise to a greater level of disturbance in respect of the adjoining residential occupiers that could justify an objection on amenity grounds. This is based on the fact the building is already used by the Dramatize Theatre Company, the significant separation between the building and the nearest residential dwellings means that any activity would not be so noticeable. In addition, the land between the pavilion and the nearest dwellings are occupied by children's playgrounds which is available whenever the park is open to the public. The use would occur within the building, and any additional car parking and movements to the pavilion would utilise the existing car park and footpath through the park.

Impact on the Locally Listed Building

- 7.8 The proposed extensions would not bring the pavilion building any closer to the adjoining Locally Listed Building, the Clock House Tower. The first floor extension, the bulkiest element of the scheme is located on the opposite side of the pavilion to the Clock Tower and it is considered its setting would not be adversely affected by the proposal. In addition the Council's Heritage Officer has raised no objection to the proposal and states that the extensions would integrate well with the existing building and not harm in any way the setting of the adjacent locally listed tower.

Other Matters

- 7.9 There are some trees within proximity of the pavilion building which could be affected by the works. The trees are owned and managed by Spelthorne Borough Council. It is considered that if any remedial works to the tree/s are required that this would not have an unacceptable impact upon their setting within the park, nor the setting of the park itself. There are a number of trees within the immediate vicinity, and the closest tree, located on the northern side of the pavilion, does not act as a visual barrier between the pavilion and nearby residential properties. The Boroughs Group Head for Neighbourhood Services, which encompasses parks, has raised no objections to the proposal, and the Council's Tree Officers recommendations will be reported verbally to the meeting of the Planning Committee.
- 7.10 The application in its original form did not include any details regarding the provision of disabled access between the ground and first floor of the building. This is something which was also noticed by SCAN in their consultation response. Agents acting for the applicant have since provided a detailed plan

highlighting the installation of a lift that is to be provided within the building which is regarded as acceptable.

Conclusion

- 7.11 The extensions, by virtue of their design and scale, would not have a harmful impact on the character of the area, and the buildings separation from adjoining dwellings means it would not have a harmful impact upon their amenities. The extensions would allow Dramatize, who already use the pavilion, to provide more space to carry out their activities, and with purpose built facilities to support their users. It is considered the loss of very small piece of protected urban open space would be offset by the benefits of the proposal, by virtue of the improvements to the existing building to make it user friendly for disabled persons, which would enhance an existing community asset.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

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 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, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. Access shall be provided to the building(s) hereby approved, and facilities provided, for people with disabilities in accordance with the details shown on the submitted plan prior to the completion of the development.

Reason:-. To ensure people with disabilities can use the buildings without difficulty or discomfort in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. No development shall start until a Construction Transportation Management Plan, to include details of:
- Access for construction vehicles;
 - Parking for vehicles of construction personnel, staff and visitors;
 - Loading and unloading of plant and materials;

d) Storage of plant and materials; has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the site preparation and construction periods.

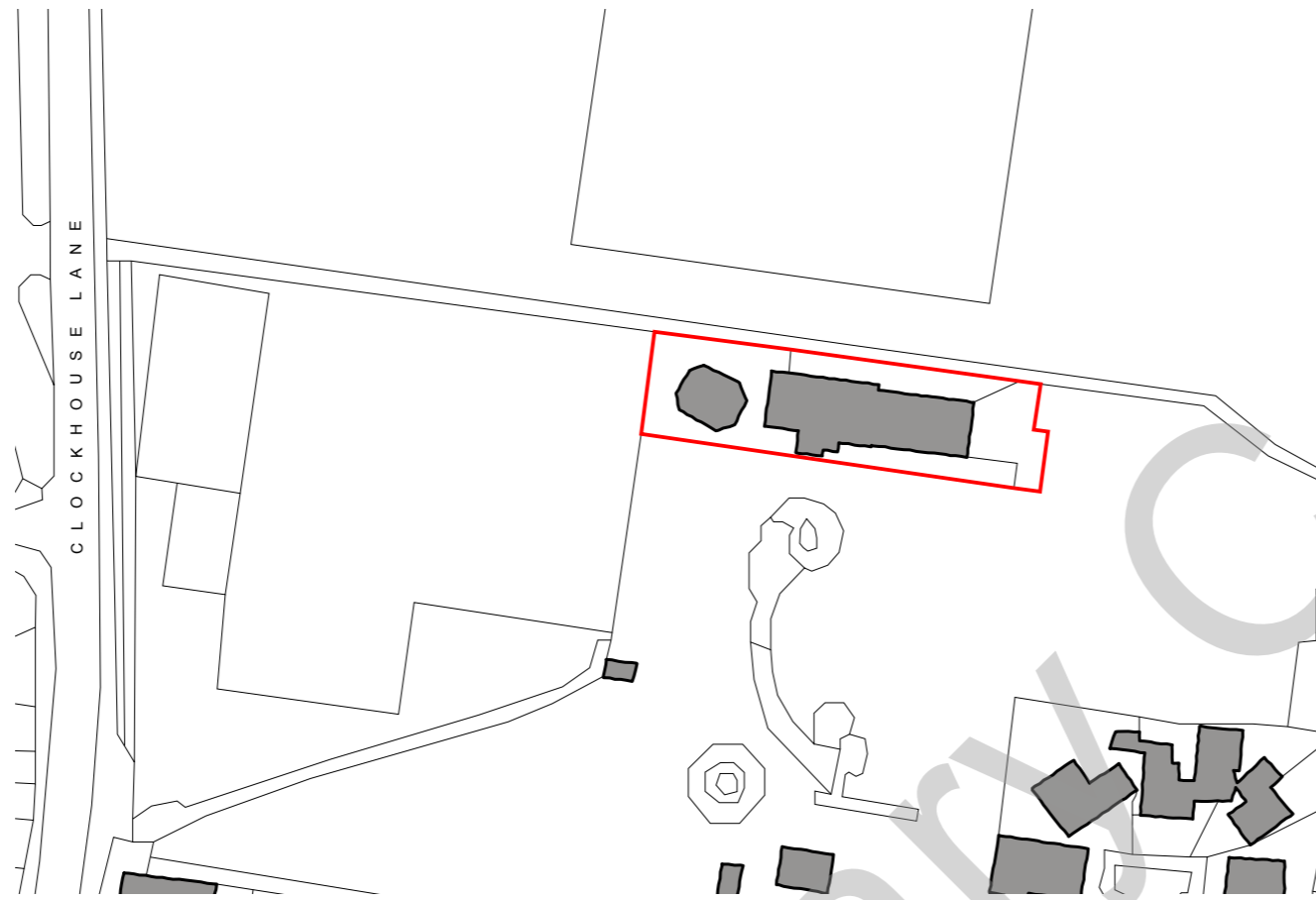
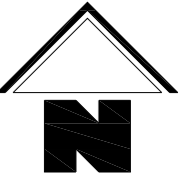
Reason:-. The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

5. The development hereby permitted shall be carried out in accordance with the following approved plans FLU.053.01, DV01-(01)-2015, DV01-(02)-2015, DV01-(03)-2015, DV01-(04)-2015, DV01-(07)-2015 received 24.05.2016. DV01-(10)-2015, DV01-(11)-2015, DV01-(15)-2015 received 21.07.2016. DV01-(15)-2015 received 02.08.2016

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

INFORMATIVES TO APPLICANT

1. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damages the highway from unclean wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).



Location Plan

Scale 1:1250

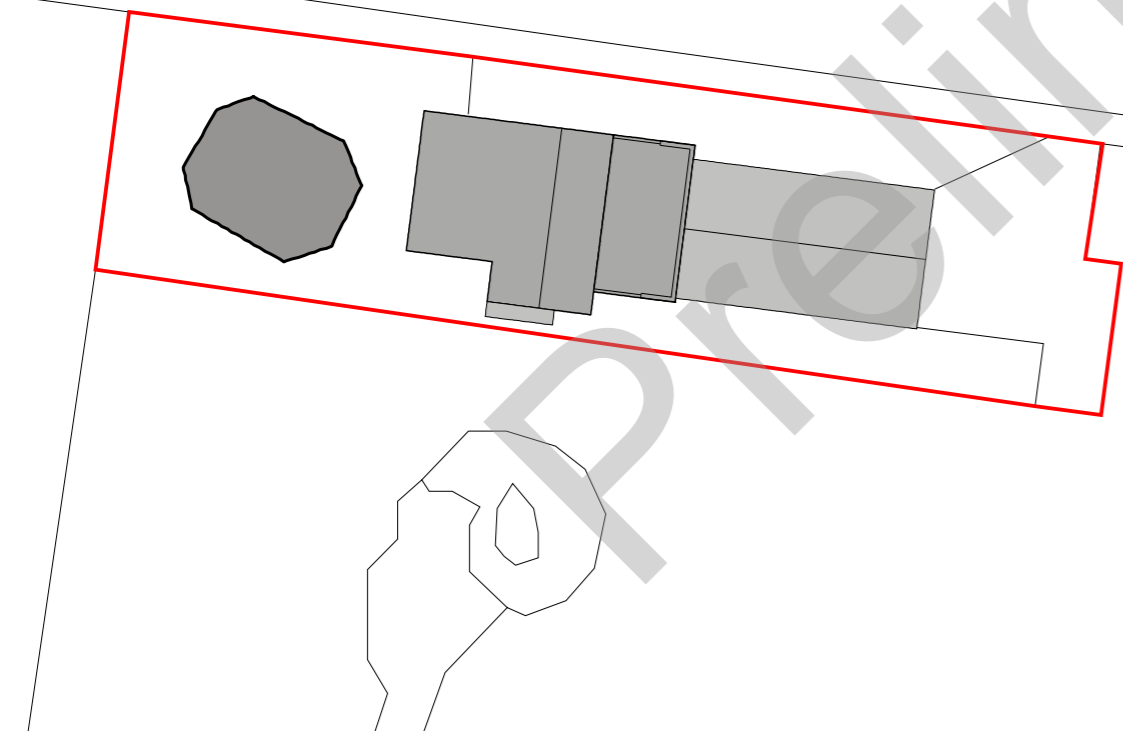
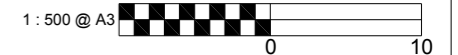
Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX, TW19 7EF
TEL: 01784 391674 MOB: 07841 848473
E-MAIL: TOMMILLIN@FLUENT-ADS.CO.UK
WEB: FLUENT-ADS.CO.UK

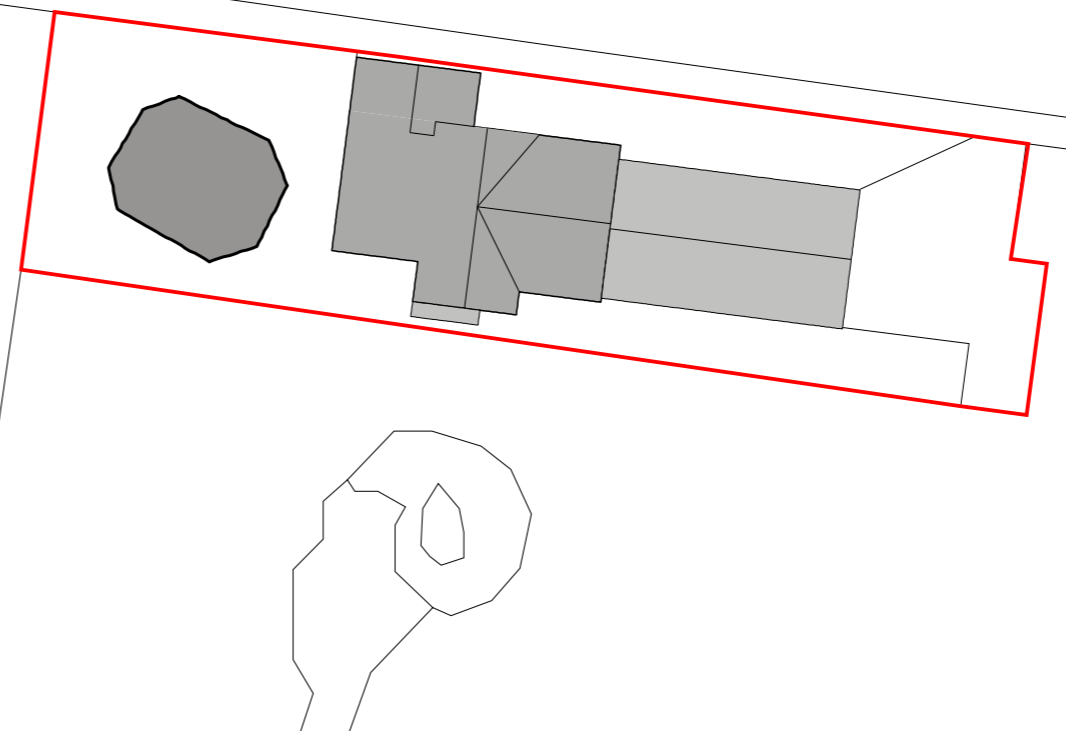
Dramatize, Ashford Pavillion,
Clockhouse Lane, Ashford

Proposed & Existing
Site Layouts & Location Plan



Existing Site Layout

Scale 1:500



Proposed Site Layout

Scale 1:500

Scale 1:500 @ A3	Dwg No. FLU.053.01
Date 02.04.15	Rev
Drawn T.Millin	

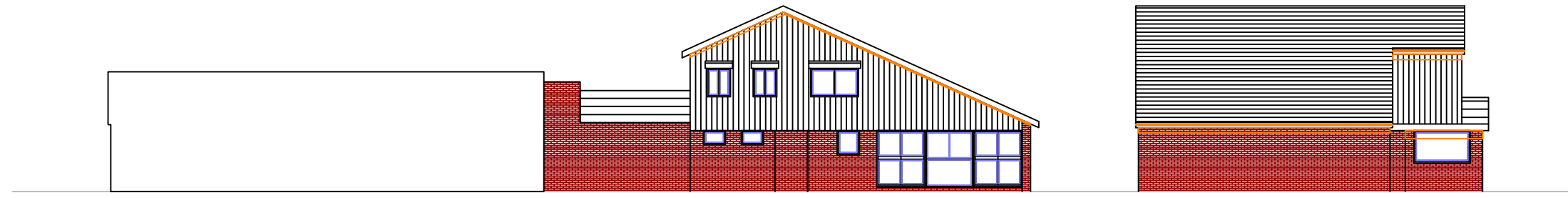
Note:

- Low energy light fittings are to be used as in accordance with Building Control regulations.
- All work to the Boiler must be undertaken by a Corgi Registered Engineer.
- All electrical work undertaken must be done so by a PART P Registered Installer as in accordance with Building Control.

Contractor to fully acquaint themselves with all existing fittings, fixtures, services etc. and allow for all re-routing etc. that may be required due to the construction work.

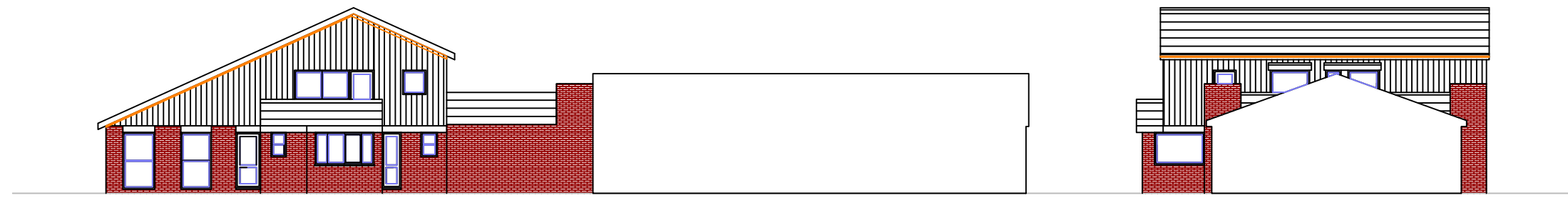
Contractor to check and verify that there are no public sewers in close proximity to the works prior to start on site.

Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.



Existing Front Elevation

Existing Side Elevation



Existing Rear Elevation

Existing Side Elevation

Amendments	title Existing Elevations			project Ashford Pavillion, Ashford, Surrey.		<p>Don Varcoe DipSurv MRICS</p> <p>Old Bridge House, 40 Church Street, Staines, Surrey, TW18 4EP : 01784 452465 Mobile: 07885 748946</p>	 <p>London Surrey Surveyors Chartered Building Surveyors</p>
	Proposed Extensions to ground floor level and first floor level.						
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	no. DV01-(02)-2015						
					 <p>the mark of property professionalism worldwide</p>		

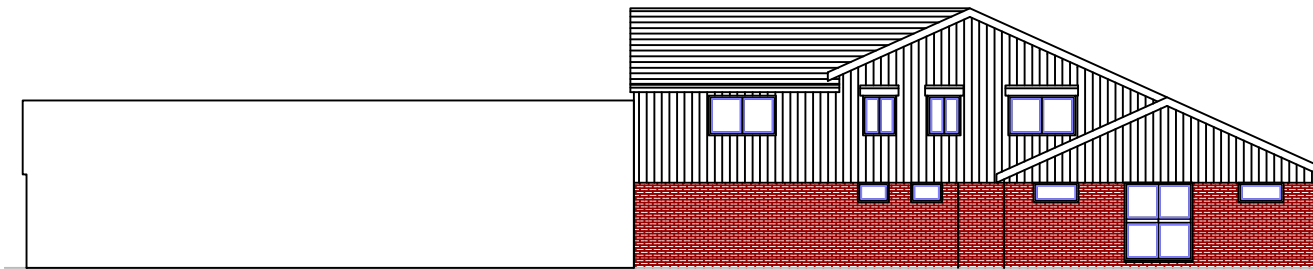
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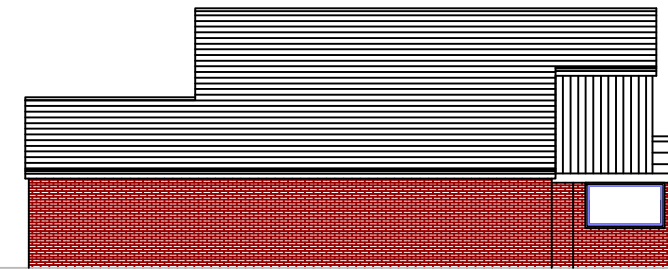
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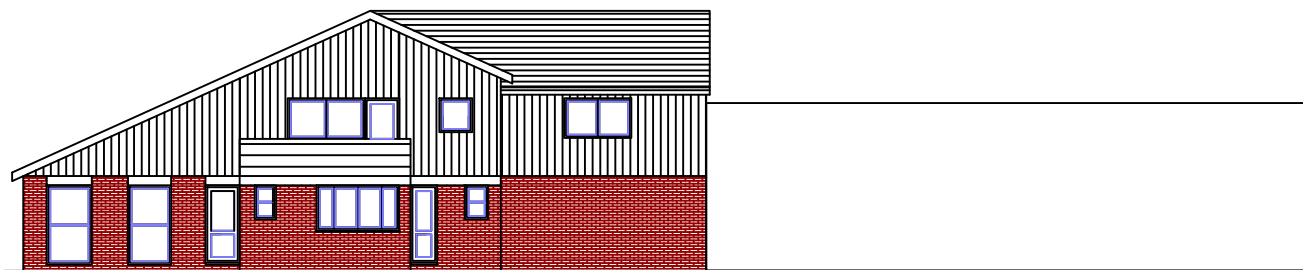
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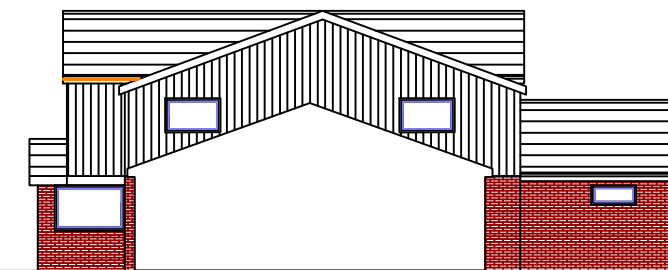
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Amendments	title Proposed Elevations				project Ashford Pavillion, Ashford, Surrey.		<p>Don Varcoe DipSurv MRICS</p> <p>Old Bridge House, 40 Church Street, Staines, Surrey, TW18 4EP : 01784 452465 Mobile: 07885 748946</p>	 <p>London Surrey Surveyors Chartered Building Surveyors</p>
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	no.							
	DV01-(04)-2015					 <p>the mark of property professionalism worldwide</p>		

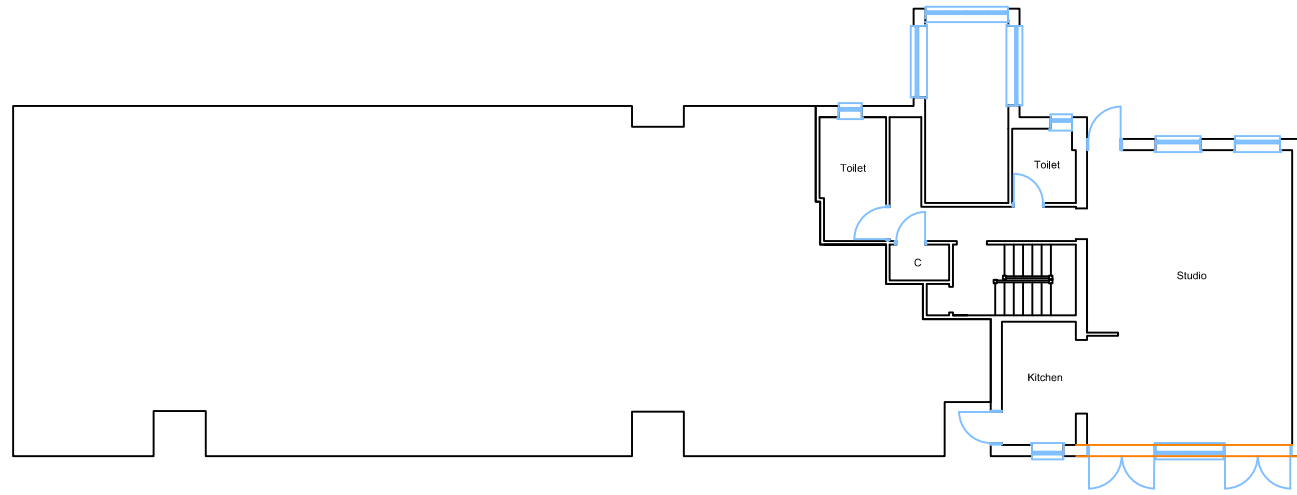
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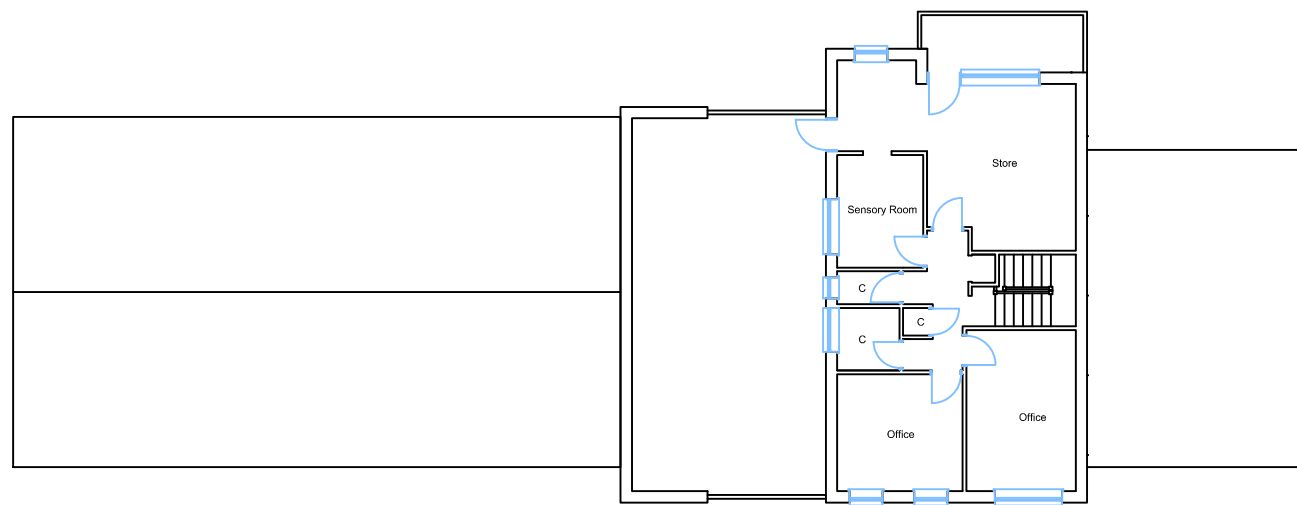
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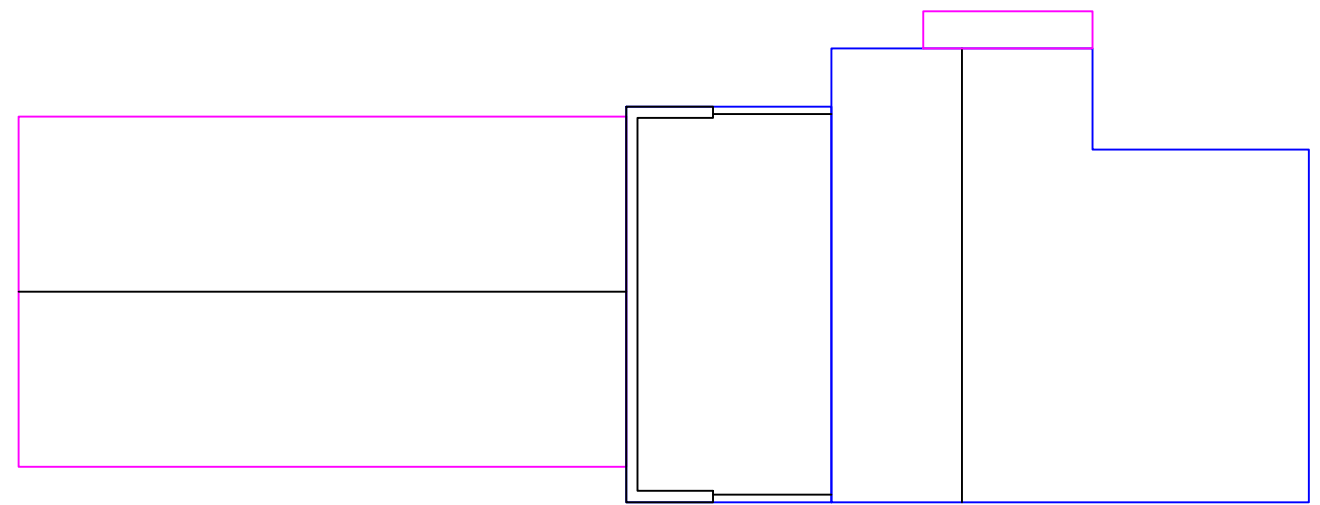
Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

Amendments	

title Existing Plans			
Proposed Extensions to ground floor level and first floor level.			
scale 1:200 at A3 Paper Size	drawn	checked	date Nov. 2015.
no. DV01-(01)-2015			

project Ashford Pavillion, Ashford, Surrey.

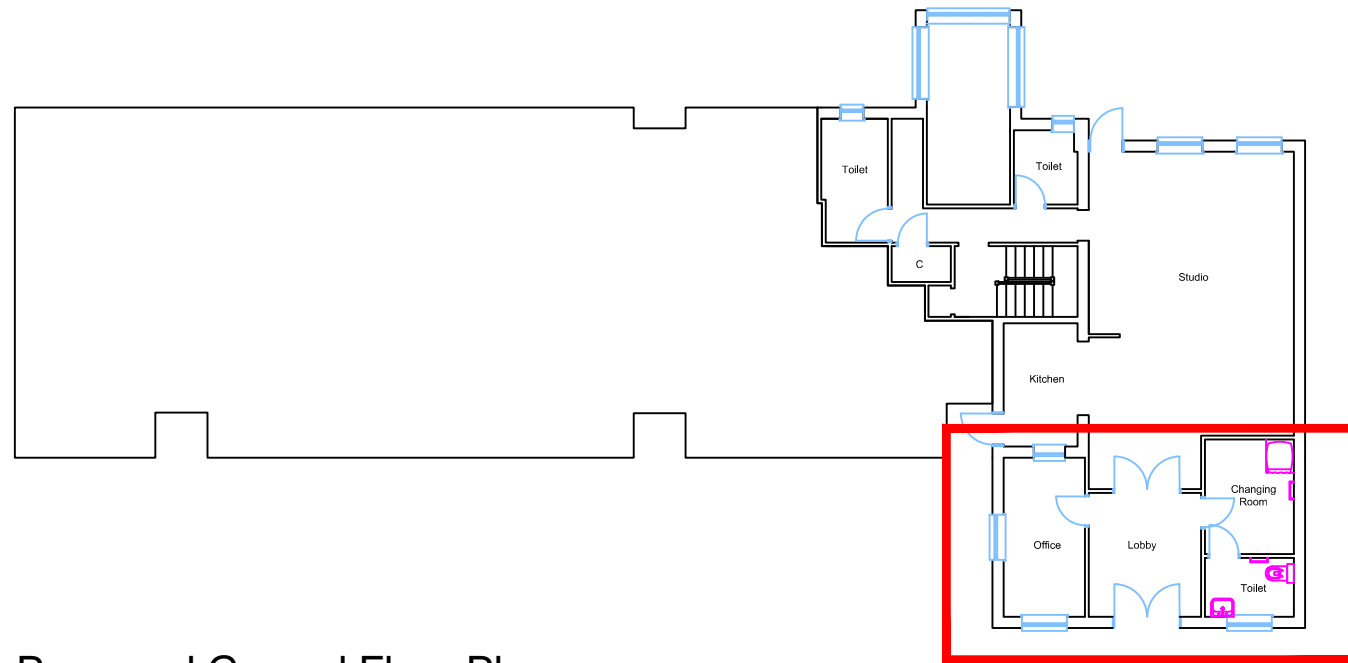


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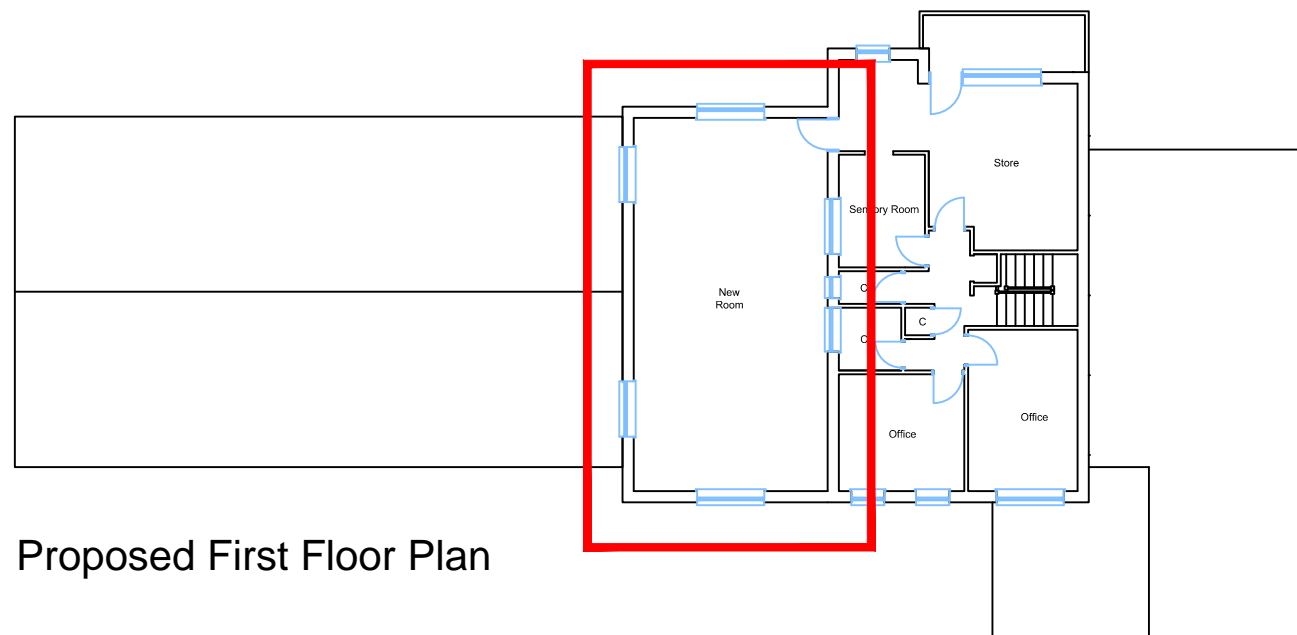
Don Varcoe DipSurv MRICS
 Old Bridge House, 40 Church Street,
 Staines, Surrey, TW18 4EP
 : 01784 452465
 Mobile: 07885 748946



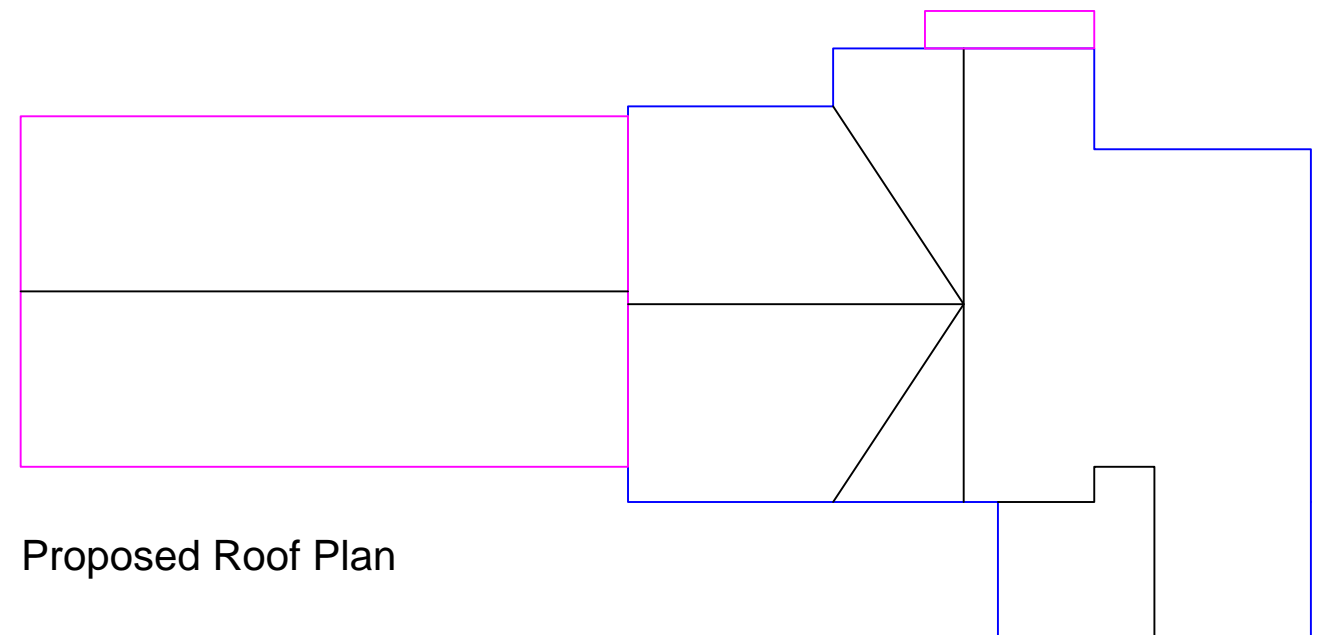
Chartered Building Surveyors



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Note:

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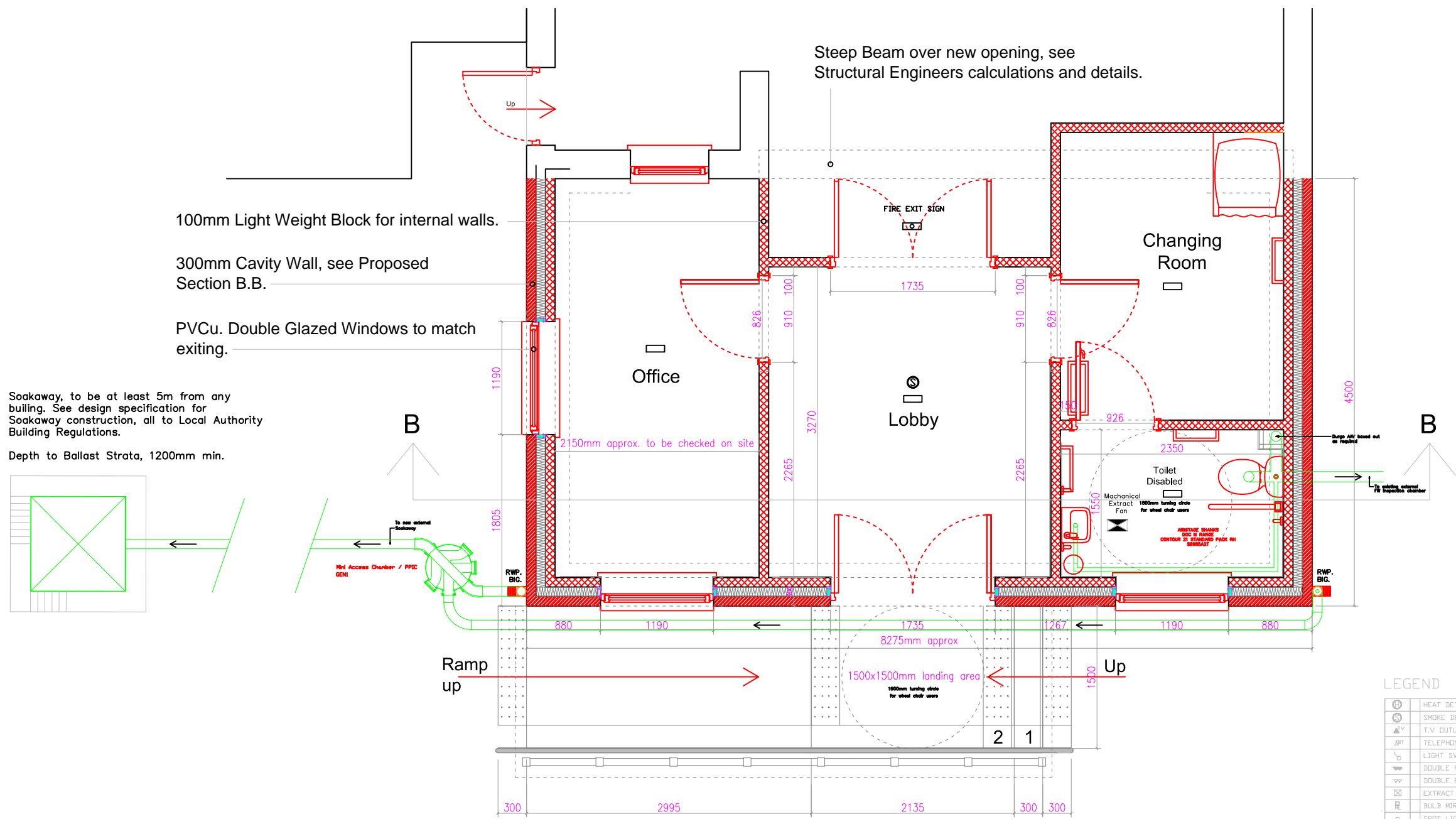
Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.

Amendments	title Proposed Plans, location of works			project Ashford Pavillion, Ashford, Surrey.
	Proposed Extensions to ground floor level and first floor level.			
	scale 1:200 at A3 Paper Size	drawn	checked	date Nov. 2015.
	no. DV01-(03)-2015			



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LEGEND

	HEAT DETECTOR		RECESSED SMALL DOWN LIGHTER
	SMOKE DETECTOR		SPOT LIGHT (ON TRUSSES)
	T.V. OUTLET		WALL LIGHT
	TELEPHONE OUTLET		WALL LIGHT (UP LIGHTS)
	LIGHT SWITCH		SHAVER SOCKET WITH LIGHT
	DOUBLE PLUG SOCKET (HIGH LEVEL)		LAMP ON 5 AMP CIRCUIT
	DOUBLE PLUG SOCKET		ELECTRICITY METER
	EXTRACT FAN		EXTERNAL LAMP
	BULB MIRROR LIGHT		DISTRIBUTION BOARD
	SPOT LIGHT		FIRE EXIT SIGN
	RECESSED DOWN LIGHTER		EMERGENCY LIGHT
	AUDIBLE SOUND ALARM		SURFACE MOUNTED DOWN LIGHT
	RECESSED DOWN LIGHT 600x600MM		

Proposed Plan

Amendments	title Proposed Plan, Ground Floor Level			project Ashford Pavillion, Ashford, Surrey.	
	Proposed Extensions to ground floor level and first floor level.				
	scale 1: 50 at A3 Paper Size	drawn	checked	date Nov. 2015.	
	no. DV01-(10)-2015				

Don Varcoe DipSurv MRICS

Old Bridge House, 40 Church Street,
Staines, Surrey, TW18 4EP
: 01784 452465
Mobile: 07885 748946

Chartered Building Surveyors

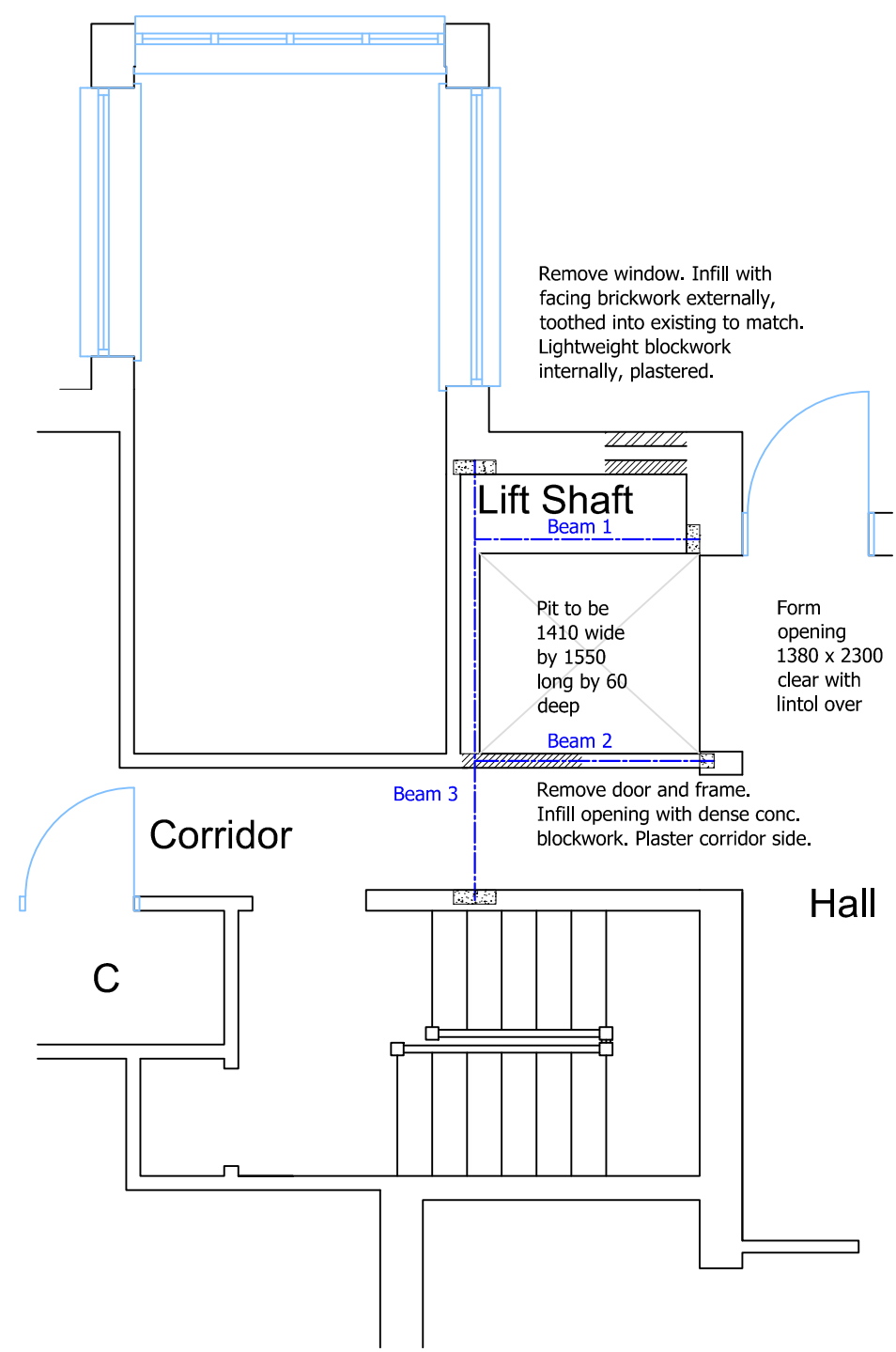
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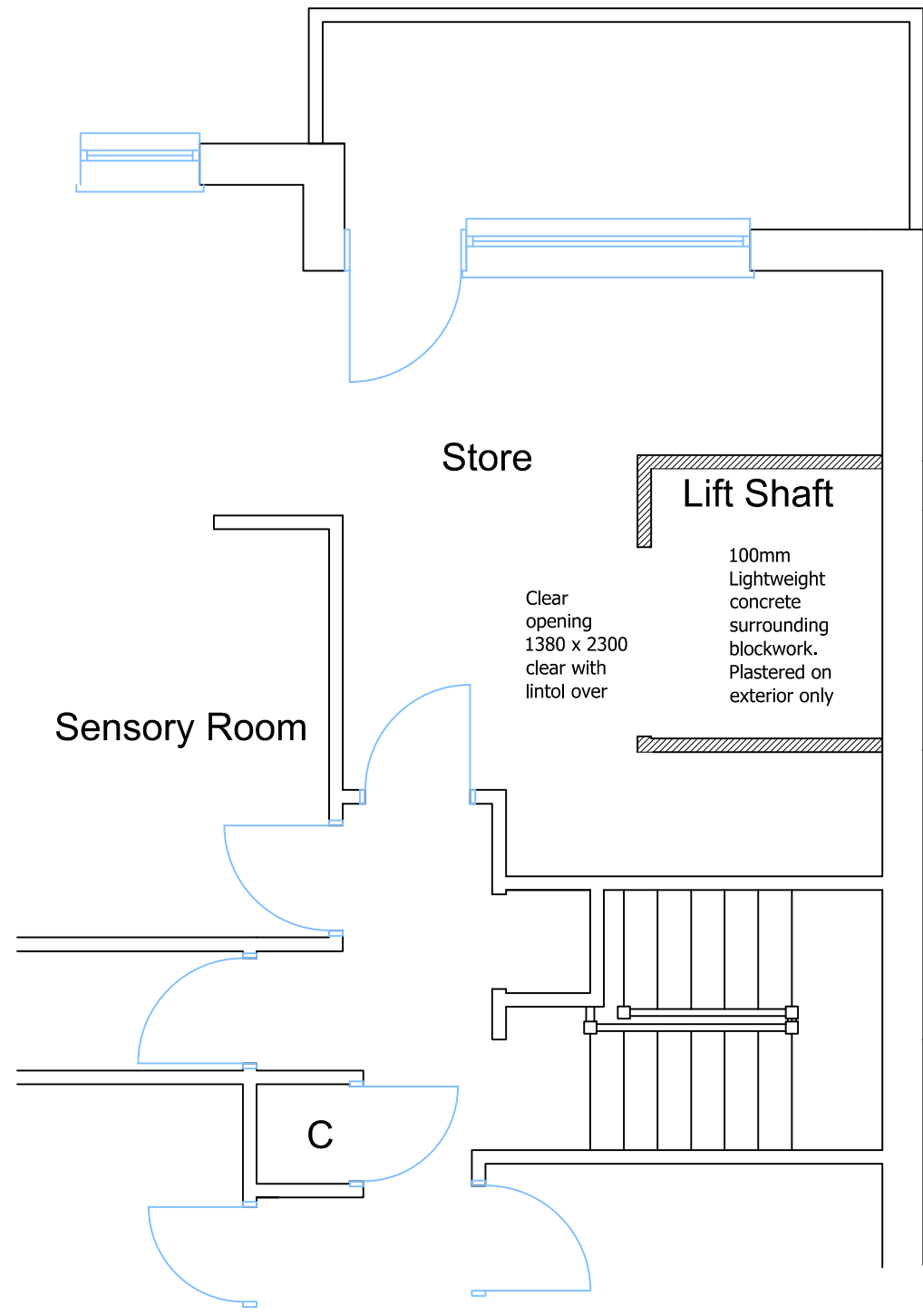
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Local Authority Planning Permission and Building Control Approval must be approved before work is started on site.



Proposed Ground Floor



Proposed First Floor

Amendments	title Proposed Lift Shaft			project Ashford Pavillion, Ashford, Surrey.		<p>Don Varcoe DipSurv MRICS</p> <p>Old Bridge House, 40 Church Street, Staines, Surrey, TW18 4EP : 01784 452465 Mobile: 07885 748946</p>	<p>London Surrey Surveyors Chartered Building Surveyors</p>
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