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17/00318/FUL
Blue Peter Cabin, Sunbury Court, Lower Hampton Road,
Sunbury-on-Thames, TW16 5PL

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Planning Committee

3 May 2017



Application Nos.	17/00318/FUL		
Site Address	Blue Peter Cabin, Sunbury Court, Lower Hampton Road, Sunbury on Thames, TW16 5PL		
Proposal	Proposed change of use from Secure Residential Institution (Use Class C2a) to one Residential Dwelling (Use Class C3) incorporating associated minor external and landscaping works		
Applicant	The Salvation Army HQ		
Ward	Sunbury East		
Call in details	Cllr Friday – Local concern regarding the visual impact on the character and appearance of the area.		
Application Dates	Valid: 28.02.2017	Expiry: 25.04.2017	Target: Over 8 weeks
Officer	Matthew Clapham		
Executive Summary	<p>This application is partly retrospective for the Change of Use of an existing building, previously used as a Secure Residential Institution (Use Class C2a) in association with the Salvation Army HQ building, into a residential dwelling. In addition various internal and external alterations have taken place, together with landscaping to provide a turfed garden area, a new 1.8 close boarded boundary fence and other works to improve the access to the building. A number of trees have previously been removed. The site is designated as Protected Urban Open Space, Sunbury Court itself is a Grade II* Listed Building. The site is also located within Flood Zone 2 (1 in 1000 year event).</p> <p>It is considered that the principle of the Change of Use to residential is acceptable and would not result in any adverse impacts upon the Urban Open Space. The proposal would not have a detrimental impact on the amenity of any adjoining residential properties in terms of loss of light, privacy or outlook and in this respect the application is acceptable. The proposal is also acceptable in terms of highway safety and parking and also flooding. The proposal would not have any adverse impacts upon the setting of the Listed Building and the loss of unprotected trees is not considered to be detrimental to the character and appearance of the area.</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 (CS&P DPD) 2009 are considered relevant to this proposal:

SP1 (Location of Development)

LO1 (Flooding)

SP2 (Housing Provision)

HO1 (Providing for New Housing Development)

SP6 (Maintaining and Improving the Environment)

EN1 (Design of New Development)

EN4 (Provision of Open Space)

EN5 (Buildings of Architectural and Historic Interest)

EN7 (Tree Protection)

SP7 (Climate Change and Transport)

CC3 (Parking Provision)

2. Relevant Planning History

The building subject to this application was approved under

SUN/FUL/5326/D	Holiday Chalet for deprived children.	Granted 07.07.1971
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Other approvals for Sunbury Court include:

13/00154/FUL	Demolition and re-provision of a modern conservatory: attached to the rear of Sunbury Court, installation of new entrance gates, roof plant and various internal works to the mansion house to include an external platform lift and internal passenger lift.	Granted 19.04.2013
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12/01151/FUL	Demolition and redevelopment of existing residential block, recreational hall, and adjacent outbuildings, swimming pool complex and lodges at Sunbury Court, Lower Hampton Road, and the erection of a new part	Granted 23.11.2012
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two storey, part three storey building with plant enclosure and waste storage, comprising 80 residential accommodation units (Class C2), associated car park reconfiguration and site landscape improvements.

3. Description of Current Proposal

3.1 This application is partly retrospective for the Change of Use of an existing building, previously used as a Secure Residential Institution (Use Class C2a) in association with the Salvation Army HQ building, into a residential dwelling. In addition various internal and external alterations have taken place, together with landscaping to provide a turfed garden area, a new 1.8 close boarded boundary fence and other works to improve the access to the building. A number of trees have previously been removed. The site is designated as Protected Urban Open Space, Sunbury Court itself is a Grade II* Listed Building. The site is also located within Flood Zone 2 (1 in 1000 year event).

3.2 The existing building is not being extended, although is subject to substantial refurbishment both internally and externally, with additional windows and fenestration being added and the removal of the log façade, to be replaced by a silicon based colour render. A chimney stack has been removed. Four Sycamore trees and a Holly tree have been removed, replaced by shrub planting, landscaping and a lawn.

Copies of the site layout, floor plans and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
Environmental Health (Contamination)	No comments.
Council Tree Officer	No adverse comments
Heritage Advisor	No objections
County Highways	No response to date
British Pipeline Association	No response to date

5. Public Consultation

15 neighbouring properties were notified of the planning application. To date, two letters of objection has been received raising the following concerns:

- loss of privacy;
- loss of trees;
- proposal has already commenced.

6. Planning Issues

- Principle of Development
- Design and Impact on Listed Building
- Residential Amenity
- Loss of trees / Landscaping
- Protected Urban Open Space
- Parking / Transport Issues

7. Planning Considerations

Principle of Development

- 7.1 The proposal seeks to Change the Use of what was previously a accommodation facility for guests using the Salvation Army site, although it has more recently become surplus to requirements following extensions and development at the main Conference Centre on the site. Policy HO1 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) – February 2009 encourages the change of use of existing buildings into housing on all sites suitable for that purpose taking into account other policy objectives. As such, the principle of the Change of Use is considered acceptable.

Design and Impact upon the Listed Building

- 7.2 Policy EN1a of the CS&P DPD states that *“the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- 7.3 The building, which previously had a log façade, is to be painted with render to match other buildings within the site. There are additional and replacement windows proposed which are considered acceptable.
- 7.4 Policy EN5 of the CS&P DPD requires development proposals for any sites affecting the setting of a listed building to have special regard to the need to preserve its setting. The Councils Heritage Advisor has commented that the existing building is deteriorating and its refurbishment would be an asset to the site and bringing the building back into beneficial use would not harm the setting of the Grade II* Sunbury Court. He gave no adverse observations.

The building is some distance away from the Listed Buildings and wall on the site and the Conference Centre itself has been subject to recent modern development.

- 7.5 The refurbished building is considered to represent an improvement in the design and visual appearance of the building and would result in a positive and beneficial impact upon the character and appearance of the area and would not result in any adverse impacts upon the setting of the Listed Buildings.

Residential Amenity

- 7.6 The building was previously used as residential self-catering accommodation for guests staying at the conference centre. The rear elevation facing the garden area and the rear of the properties in Darby Crescent does have a number of windows. It is acknowledged that a number of trees have been removed both on the application site and in any adjoining neighbours property which has made the building more visible than was previously the case. However the proposed rear garden depth is 20m, raising up to 25m to the rear boundaries of the adjoining properties as there is a ditch and public footpath running to the rear of the site. The Councils Supplementary Planning Document for the Design of New Residential Development and Household Extensions (SPD), requires a separation distance of 10.5m from a two storey dwelling to the rear boundary and a back to back separation distance between two properties of 21m, which this application easily provides. The property is also only single storey. Therefore it is not considered that there would be any adverse impacts upon any adjoining properties in terms of any loss of light, loss of privacy or overbearing impact

Loss of trees / Landscaping

- 7.7 The site has largely been tidied up with a new lawn being laid and other planting provided. A number of trees have been removed, although these were not subject to any Tree Preservation Orders. The Councils tree officer has not raised any objections and notes that the owners of the site were at liberty to fell the trees. As such, the landscaping proposals are considered acceptable.

Protected Open Urban Space

- 7.8 Policy EN4 seeks to maintain and preserve open space. However it is noted that the site is under private ownership and public access is not currently maintained unless being guests of the Salvation Army. The building is already in situ and is not being extended. Therefore, no adverse impacts upon the Protected Urban Open Space are considered to arise.

Parking and Transportation

- 7.9 Policy CC2 of the CS&P DPD aims to ensure that new development is compatible with the transport infrastructure in terms of total movements, capacity of the local transport network, cumulative impact, access / egress

from the site and highway safety. As the proposal is to the change the use of the existing building into a residential dwelling, utilising the existing access arrangements. Therefore, there are not considered to be any adverse impacts in terms of highway safety or parking issues.

Other Matters

- 7.10 The building is existing and located within Flood Zone 2. No extensions are proposed. Therefore no significant flooding concerns are considered to arise. A response from the British Pipeline Association is awaited and any comments will be reported orally to the Committee.

Conclusion

- 7.11 The proposed change of use of the existing building to residential and the associated refurbishment works and improvements in its external appearance are acceptable. The loss of trees and associated landscaping works are not detrimental to the character and appearance of the area. The proposals would not impact upon the Protected Urban Open Space nor the setting of the Listed Building. There would be no adverse impacts upon residential amenity nor on any highway safety or parking issues. As a result, the submission is accordingly recommended for approval.

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) Before the occupation of the development hereby approved details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

- 3) The development hereby approved shall be carried out in accordance with the following approved plans: Existing elevations; proposed elevations, Block Plan; Indicative Landscaping plan; Existing Floor Plan; Proposed Floor Plan and the site location plan received 24.02.2017.

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

INFORMATIVES

Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

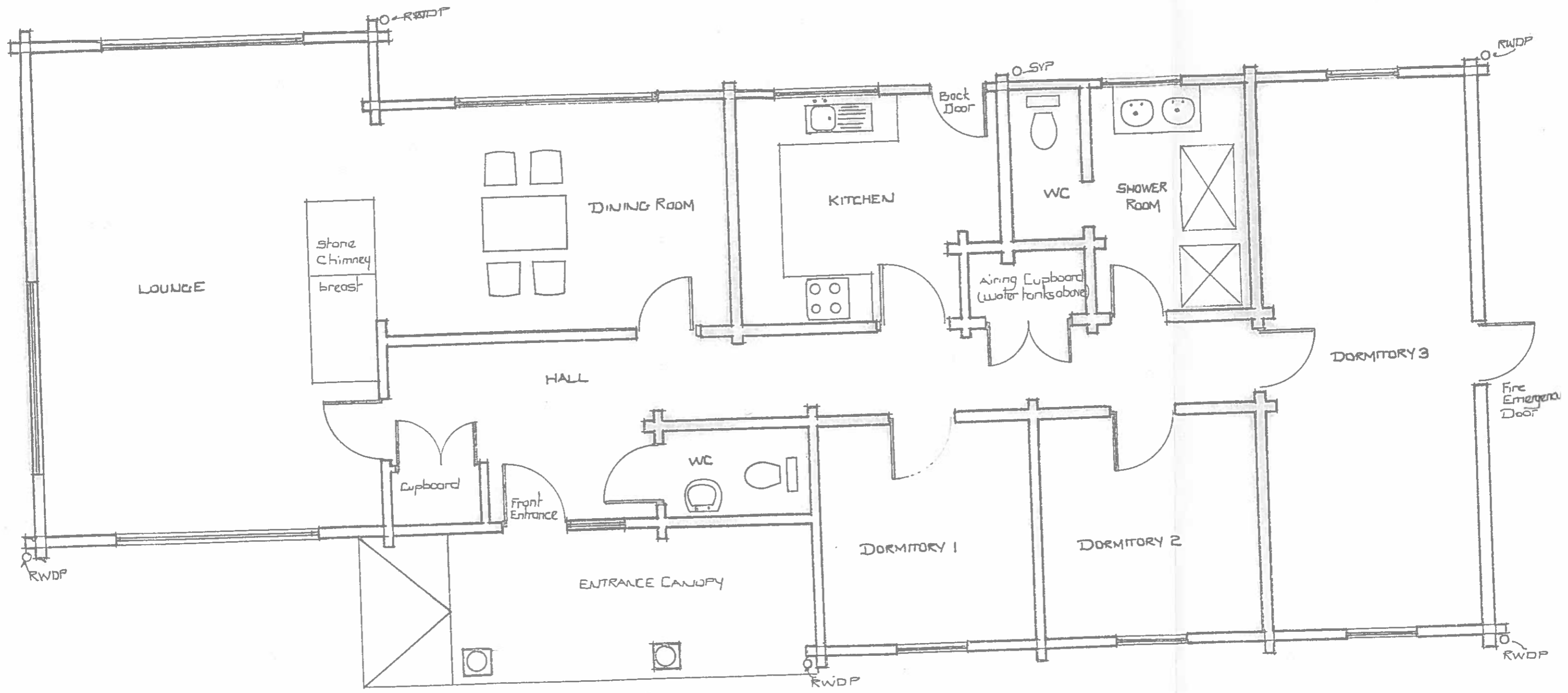
If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

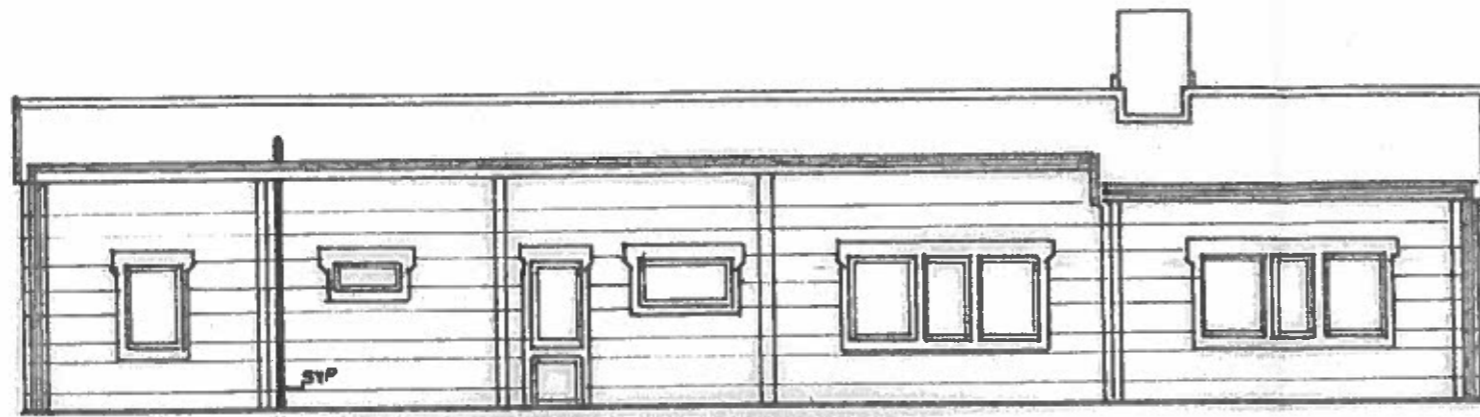
Decision Making: Working in a Positive and Proactive Manner

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:-

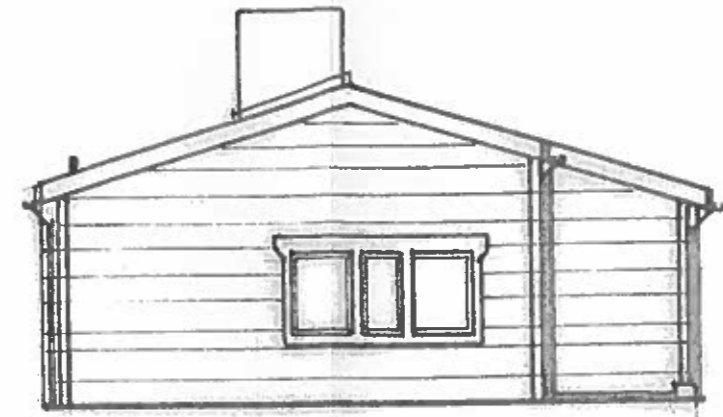
- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;



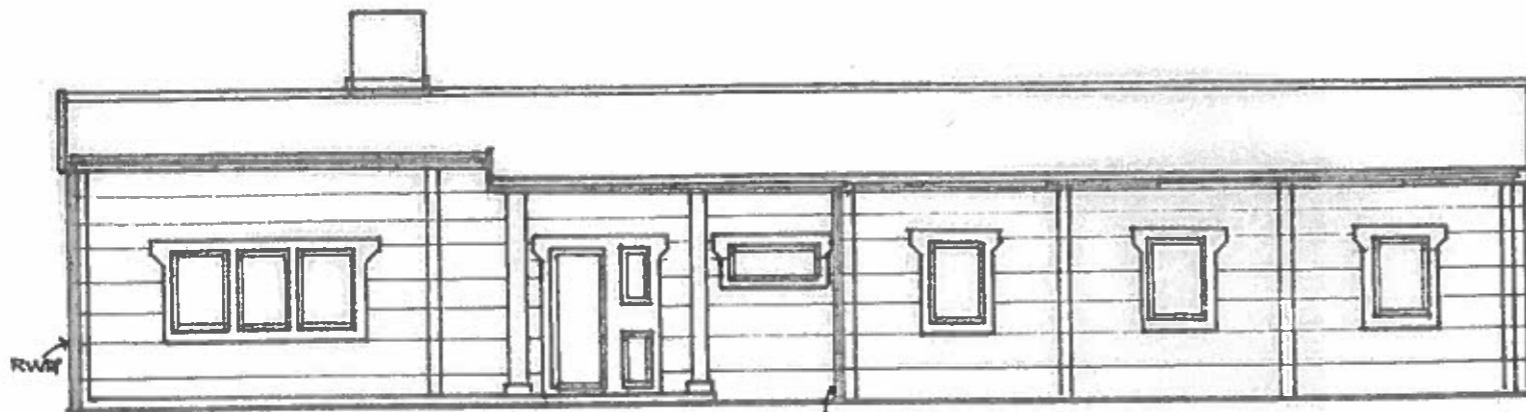
SUNBURY COURT: BLUE PETER CABIN
 EXISTING FLOOR PLAN
 Scale 1:50 Date: 2 January 2017



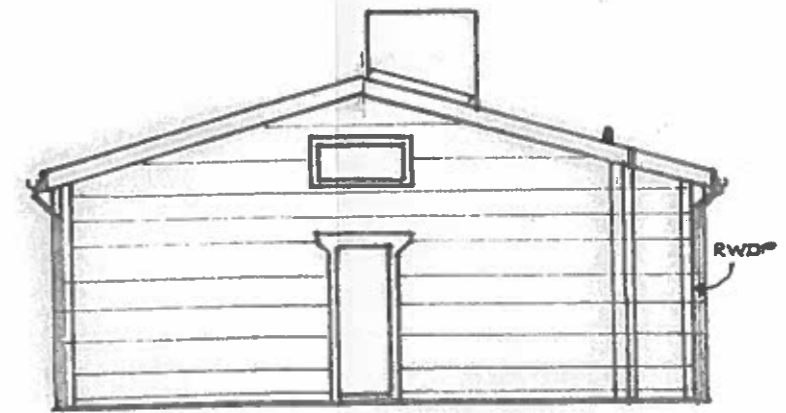
WEST (REAR) ELEVATION



SOUTH (FLANK) ELEVATION

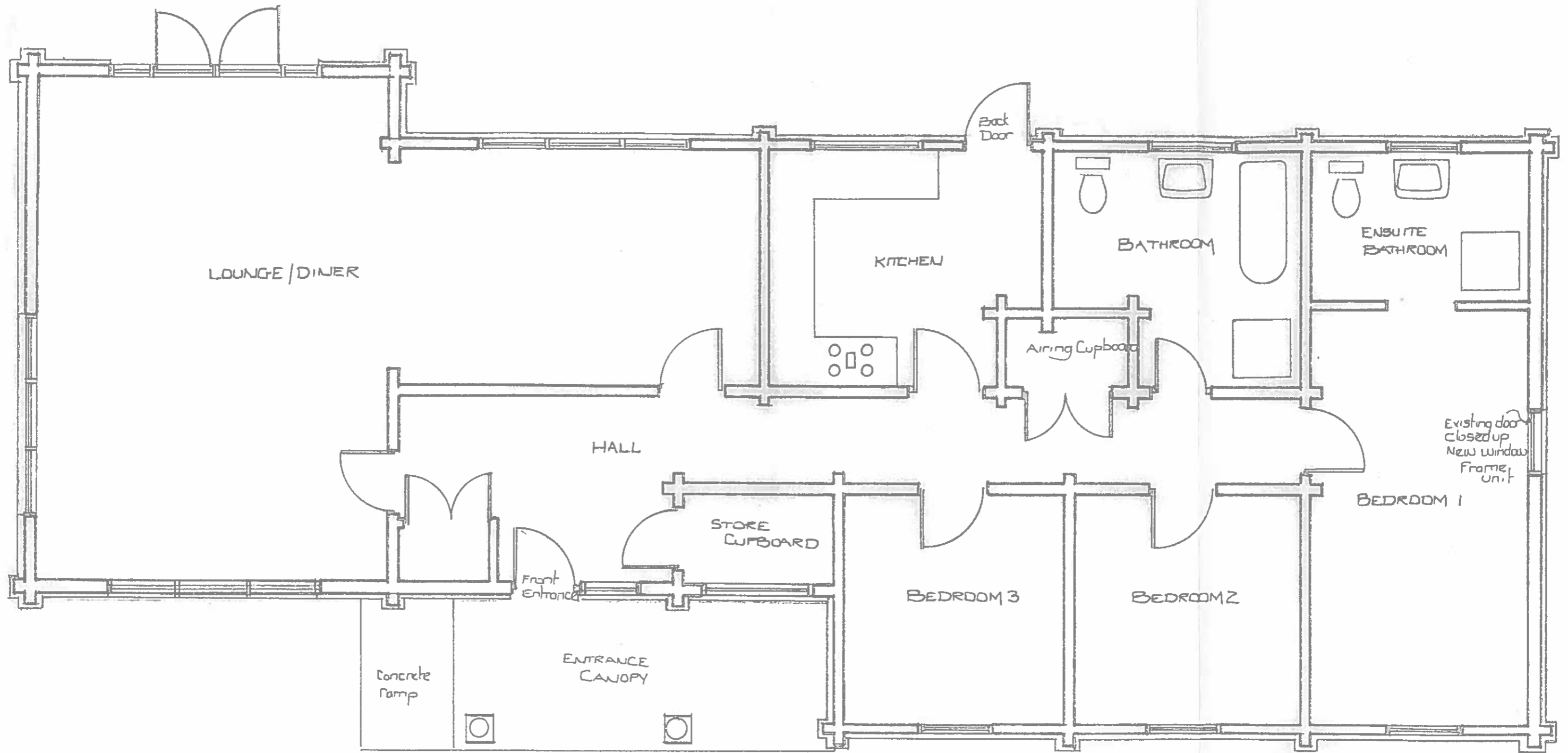


EAST (FRONT) ELEVATION



NORTH (FLANK) ELEVATION

SUNBURY COURT: BLUE PETER CABIN
EXISTING ELEVATIONS
Scale 1:100 Date: 2 January 2017



SUNBURY COURT: BLUE PETER CABIN
 PROPOSED FLOOR PLAN
 Scale 1:50 Date: 2 January 2017

Notes:

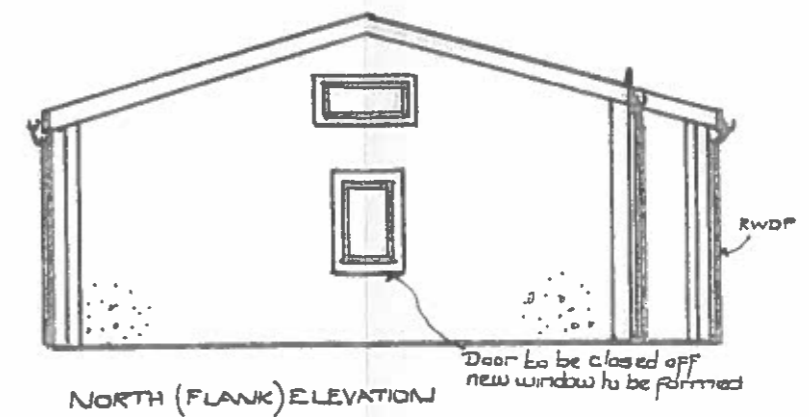
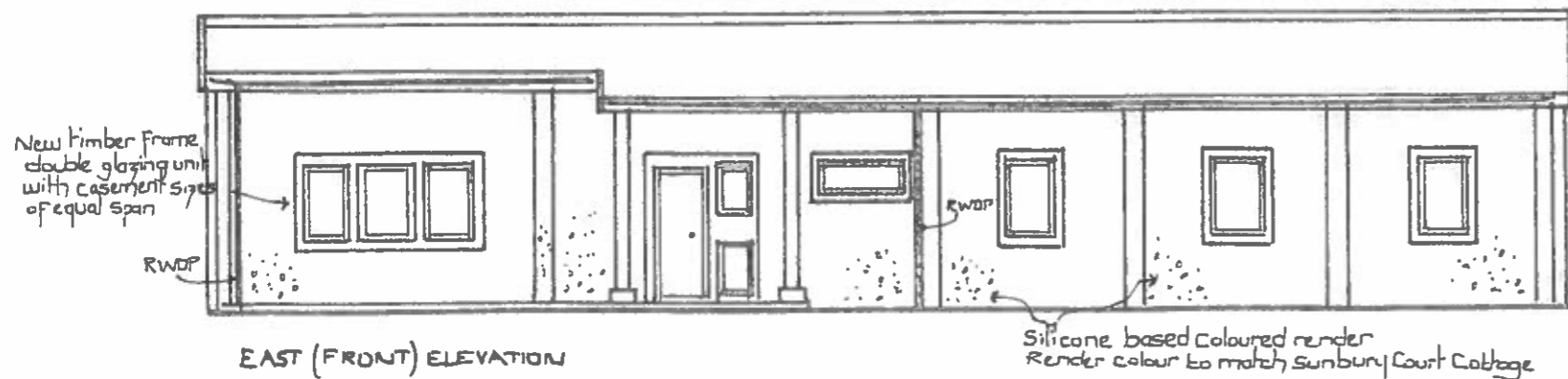
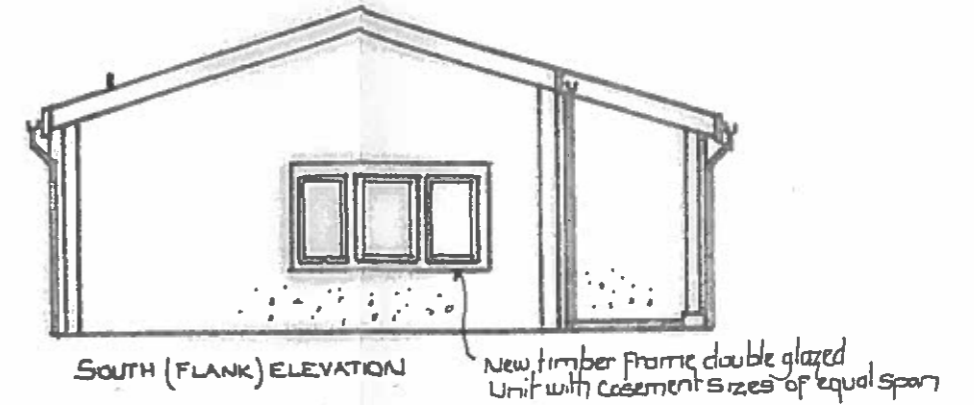
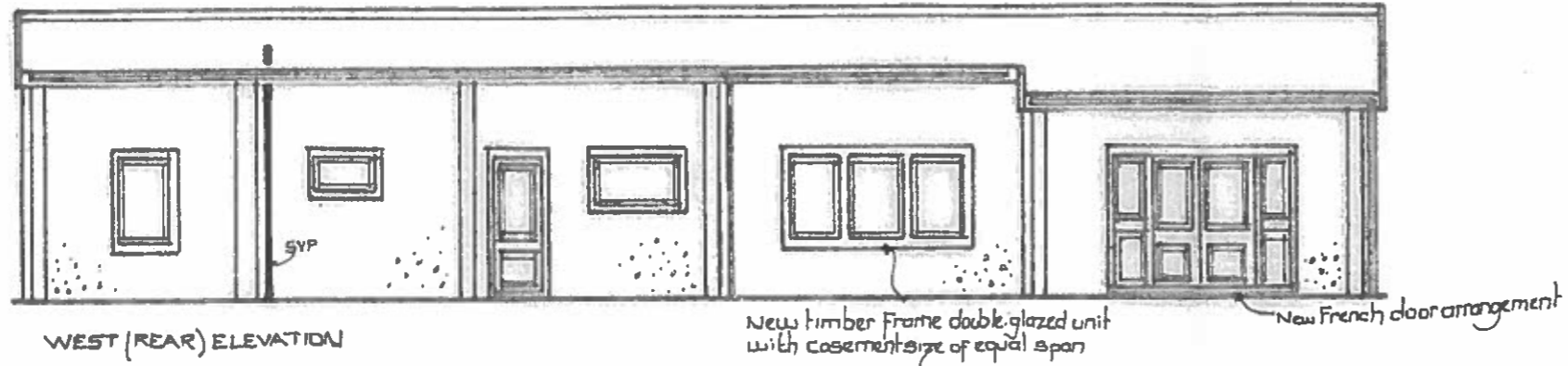
External walls to be insulated to Building Regulations standard with a silicone based coloured render finish. Render colour to match Sunbury Court Cottage.

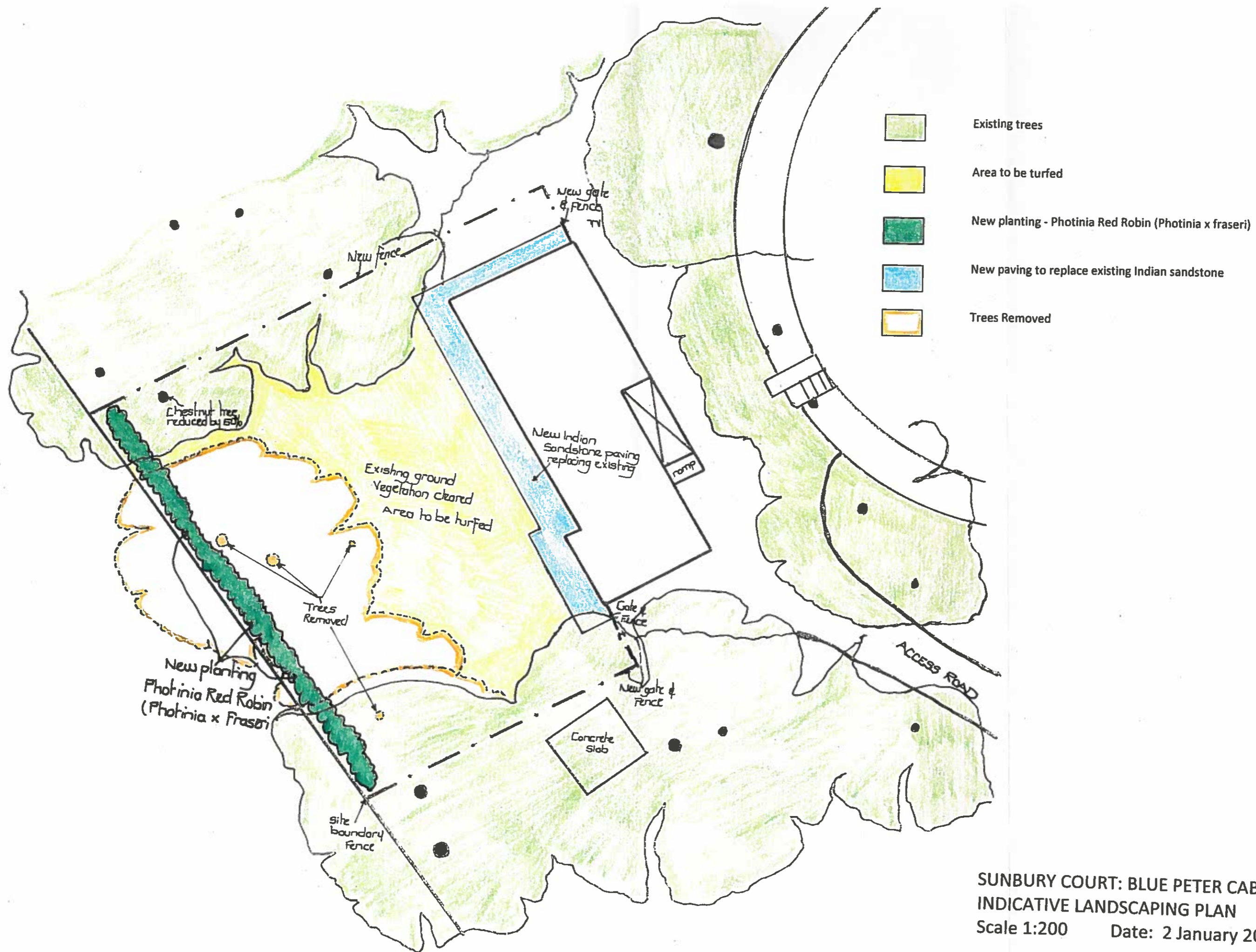
Existing Chimney stack to be removed

Windows to be renewed with timber framed double glazed units to match existing fenestration arrangement with the exception of the lounge front and flank and dining room where the casement sizes to be of equal span.

The rear window to the lounge to be converted into a French door arrangement.

All guttering and rainwater downpipes to following existing arrangement





SUNBURY COURT: BLUE PETER CABIN
INDICATIVE LANDSCAPING PLAN
 Scale 1:200 Date: 2 January 2017