

Application Number

P/2015/0152

Site Address

Babbacombe Bowling & Cary Park Tennis Clubs
Cary Avenue
Cary Park
Torquay
Devon
TQ1 3NQ

Case Officer

Mr Scott Jones

Ward

St Marychurch

Description

Extension to rear of clubhouse.

Executive Summary/Key Outcomes

The proposal seeks a moderate sized extension to the existing clubhouse that serves the tennis and bowling club. The principle of improvement of this community sporting facility is supported in planning policy, as there are clear benefits to the community from the provision of improved recreation facilities. The NPPF emphasises the importance of promoting healthy communities and notes that access to opportunities for sport and recreation can make an important contribution to the health and well being of communities.

Due to its limited scale and conforming form and materials, and its secluded location to the rear of the building, the impact upon the character and appearance of the area and neighbour amenity would be acceptable in this location

The proposal is presented to the Committee as the land is a council asset and with an objection received the application cannot be determined under delegated powers.

Recommendation

Approval.

Site Details

A single-storey flat-roofed sports clubhouse set towards the rear and adjacent to bowling and tennis courts off Cary Avenue. Elevations are clad in white Upvc boarding and fitted with Upvc Casement windows.

The building sits in the Cary Park Conservation Area.

Detailed Proposals

Side and rear extension to the existing clubhouse. The proposal will add

approximately 70 square metres of internal floor area. The proposed extension would increase the size of the main club room, provide new larger kitchen and bar facilities and additional floorspace for the tennis club, including a new office. The exterior would be finished in materials to match the existing building.

Summary Of Consultation Responses

Conservation and Design Officer:

Discussion having considered the plans concluded that the proposal would have little effect upon the buildings character or its contribution to the Cary Park Conservation Area. No objection.

Summary Of Representations

One letter stating that the building has already expanded over the years and further enlargement would have an impact upon local amenities for local people and result in increased visitors to the sports facilities that will in turn impact upon congestion levels and parking. The impact upon house prices is mentioned however this is not a relevant planning consideration.

With an objection received to a planning application for a property that is a Council asset, the proposal has been forwarded to the Development Management Committee for a decision.

Relevant Planning History

DE/2015/0025 - Extension to clubhouse – Supported.

Key Issues/Material Considerations

With consideration of the proposal and the context the key issues and material considerations are:

1. Visual impact, including the impact upon the Cary Park Conservation Area;
2. Impact upon adjacent occupiers/amenity;
3. Highway/movement impact.

1. Visual impact

The proposal is considered acceptable in regard to the likely visual impacts.

The existing clubhouse sits close to the southern boundary of the wider sporting facility with the principal elevation facing north towards the bowling and tennis facilities. The rear elevation faces a well established high border hedge that defines the southern border, which largely screens the building from immediate public view along the adjacent footpath that runs east-west.

The proposal will not overtly alter the buildings scale or character and it will remain a recessive building on the site and one that is appropriate in the context. The matching detailed design and materials is an appropriate design solution.

With limited impact the character and appearance of the building and wider area is conserved and the proposal is considered to comply with Policies BES, BE1 and BE5 of the Saved Local Plan and advice contained within the NPPF in respect to heritage assets.

2. Amenity impact

The proposal is considered acceptable on amenity grounds.

The scheme is principally a moderate extension to an existing clubhouse. Due to its location, scale and height there will be no resultant impact upon the level of amenity presently afforded neighbouring occupiers.

The increased floor area will improve the clubhouse facility that supports the adjacent sports areas. It does not increase the sporting capacity of the adjacent clubs as there would be no changes to the tennis courts or bowling green as a result of this application. It is unlikely that the proposed improvements would result in any demonstrable increase in traffic movement in and around the area. With limited impact upon adjacent occupiers due to the extent and nature of the development that is proposed the development is considered to comply with relevant criteria within Policy RS of the Saved Torbay LOCAL Plan which supports the improvement of leisure facilities providing that there would be no significant adverse landscape, environmental or other planning impacts .

3. Highway movement impact

The proposal is considered acceptable on highway and movement grounds.

The proposal does not affect any access or parking facility. In addition it does not ultimately alter the capacity of the adjacent sporting clubs. The improved facility may to a degree improve the attractiveness of the sports clubs to potential users, which is commended in wider policy terms, however the moderate increase of the ancillary facility is unlikely to result in a demonstrable impact upon the highway network or pressure for local street parking.

With matters of highways and movement considered the proposal is considered compliant with Policy RS of the Saved Local Plan.

S106/CIL -

N/A.

Conclusions

Having considered the aims and objectives of relevant planning policy guidance and other material considerations the proposal is considered acceptable on planning merit. The application is hence recommended for approval. A condition on matching materials should be attached to ensure a suitable form of development that protects the visual amenities of the area.

Condition(s)/Reason(s)

01. Materials to match.

Relevant Policies

RS - Recreation and leisure strategy

BES - Built environment strategy

BE1 - Design of new development

BE5 - Policy in conservation areas

CF1 - Provision of new and improved community