

Horton Park Golf And Country Club, Hook Road, Epsom, Surrey, KT19 8QG

Erection of kitchen extension to club house and new yard enclosure

Ward:	Ruxley
Contact Officer:	John Mumford

1 Plans

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to the originally permitted application via the Council's website, which is provided by way of background information to the report.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OVWP9WGYHSL00>

2 Summary

- 2.1 This application is for the erection of a kitchen extension to the clubhouse and provision of new yard enclosure.
- 2.2 The site forms part of the Metropolitan Green Belt and the application is referred to Committee for determination because it involves Council owned land.
- 2.3 The application is recommended for APPROVAL** as it involves a minor extension to an existing building in the Green Belt and there are no visual or amenity concerns relating to the proposal.

3 Site description

- 3.1 Horton Park Golf and Country Club occupies land owned by Epsom and Ewell Borough Council. The existing facilities comprise an 18-hole and 9-hole complex, a clubhouse with shop and a driving range. Extensive parking is provided alongside the clubhouse, to the north-east of the site and in the northern corner of the site adjacent to Chessington Road frontage is an 18 hole adventure golf course aimed at children.

4 Proposal

- 4.1 The application seeks permission for demolition of an existing yard facility and erection of a kitchen extension to the clubhouse measuring 8.0m (length) x 5.0m (width) x 3.0m (height) and provision of new yard enclosure measuring 6.0m x 5.2m x 2.2m (height).

- 4.2 The kitchen extension would be faced with brown stained vertical timber boarding and stained timber windows and doors similar to the existing yard enclosure together with a dark grey flat roof. The new yard enclosure would also have a 2m high brown stained vertical timber fencing.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to the 6 nearest residential properties on Chessington Road some 140 metres distant to the north. To date (21.11.2017) no letters of objection have been received.

6 Consultations

- 6.1 Surrey County Council – No objections.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
85/1239/0637	1986	Proposed golf centre, erection of single-storey/two-storey clubhouse, single storey driving range structure, provision of car parking areas and vehicular access drive.	Granted
88/1360/0724	1989	Two storey side extension and single storey rear extension to clubhouse to enlarge kitchen, dining room and provide store room, single storey front extension to enlarge cellar and cold store.	Granted
15/01261/FUL	17.02.2016	Erection of children's play area structure.	Granted
16/00749/FUL	12.10.2016	Driving bay extension and new conservatory to club house	Granted
16/01688/REM	06.04.2017	Variation of Condition 2 (Plans) of 16/00749/FUL (Driving bay extension and new conservatory to club house) to undertake minor amendments to driving bay and conservatory	Granted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 9: Paragraphs 79-89 Protecting the Green Belt

Core Strategy 2007

Policy CS2 Green Belt

Policy CS13 Community, Cultural and Built Sports Facilities

Development Management Policies 2015

Policy DM3 Replacement and extensions of buildings in the Green Belt

Policy DM5 Trees and Landscape

Policy DM10 Design Requirements for New Developments

Policy DM34 New Social Infrastructure

9 Planning considerations

Impact on the Green Belt

- 9.1 The application site lies within the Green Belt and accordingly the application needs to be assessed as to its conformity with national Green Belt policy set out within the NPPF and local Green Belt policy as set out in the Development Management Policies document.
- 9.2 Paragraph 89 of the NPPF states the following that is relevant to this proposal: 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 9.3 The kitchen extension comprising 40 sq m floorspace is a modest extension to the original building of 520 sq m and even allowing for subsequent extensions permitted and erected since then it is considered that the current proposal would meet the criteria set out under Policy DM3 that requires extensions to buildings in the Green Belt to be no greater than 30% above the volume of the existing building .
- 9.4 The extension would effectively replace the existing yard enclosure that is screened off from public view by solid timber fencing store and the new yard enclosure next to the play area would not have a negative impact on the openness of the Green Belt.

Visual and Residential Amenity

- 9.5 The proposal would be situated some 140m away from the nearest residential properties that are located across Chessington Road. The proposal would necessitate the removal of a semi-mature tree but as this overlaps with another nearby tree of similar stature the Borough Tree Officer has no objection to its removal. It is accordingly concluded that there would be no harmful impact on visual amenities.

10 Conclusion

- 10.1 The minor application proposals would have no harmful impact on the openness of the Green Belt or upon the visual amenities of the area.

11 Recommendation

11.1 Planning permission is granted 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: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) 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 documents: 16042/120, 16042/121, 16042/124.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as shown on drawings 16042/124

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) The applicant is advised that it is considered any further extensions to the club house are unlikely to be permitted because this would probably exceed the 30% maximum increase in the volume of an original building situated in the Green Belt as required under Policy DM3 'Replacement and extensions of buildings in the Green Belt.'