

PLANNING COMMITTEE - Date:30 September 2015

**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: B2015/72343/3FR	WARD: B09 / BELMONT	Time Taken: 6 weeks, 1 days
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Site: Belmont Allotments COTSWOLD ROAD Sutton  
 Proposal: Erection of a detached timber shed  
 Applicant: Mr Robert Slee  
 Agent:

**Recommendation:**

**GRANT PLANNING PERMISSION**

**Summary of reasons why the proposal is acceptable:**

The proposed shed would facilitate the continued and future use of the Urban Open Space for recreational purposes.

Due to its size and scale and the nature of its use, the proposed shed would not harm the character of the area or streetscene, or adversely impact on the amenity of neighbouring occupiers.

As such, the proposal is considered acceptable.

**Reason for Report to Committee: The Council owns the land subject to this application.**

**1.0 BACKGROUND**

**1.1 Site and surroundings:**

1.2 The site is a small area located within Belmont Allotments, Cotswold Road. It is located on the eastern boundary of the allotments adjacent to Cotswold Road, opposite Sutton Hospital. The entrance to the allotments is located in the south-east corner of the parcel of land. A wire mesh fence denotes the boundary of the site and a hedge along the boundary with Cotswold Road acts as natural screening to the site.

1.3 The Belmont Allotments are used by local residents for recreational, horticultural and agricultural purposes and the land is designated as Urban Open Space. The surrounding area is predominantly residential in nature, however Sutton Hospital is opposite the site and forms a large part of the Cotswold Road frontage.

**1.4 Relevant Planning History:**

1.5 None

**1.6 Site specific designation:**

- Priority Community Regeneration Area
- Urban Open Space

**2.0 APPLICATION PROPOSALS**

**2.1 Details of Proposal:**

2.2 Planning permission is sought for the erection of a wooden shed for communal use and the mutual benefit of plot holders. The shed would have a rectangular footprint,

measuring approximately 6.1 metres wide, 3.7 metres deep, and would have a dual-pitched roof measuring 2.4 metres in height and 2 metres to the eaves.

2.3 No windows are proposed along the east elevation which faces towards Cotswold Road. The door would be located in the centre of the west elevation with two windows either side, and another two windows to the north and south elevations. A solar panel measuring 0.5 metres by 0.9 metres is also proposed to the roof on the west elevation.

2.4 The shed would be constructed from tanalised timber, and would have a mineral felt roof. The windows would be non-opening and the shed would be constructed on a concrete base which would measure 75 millimetres in height.

2.5 **Significant amendments to application since submitted:**

2.6 None.

3.0 **PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 Letters were sent to 13 neighbouring occupiers dated 21<sup>st</sup> August 2015 and a site notice was posted within the vicinity of the site, dated 27<sup>th</sup> August 2015.

3.4 **Number of Letters Received:**

3.5 None.

3.6 **Official Consultation:**

3.7 **Parks:** Parks were consulted and raised no objection to the proposal.

3.8 **Councillor Representation:**

3.9 There have been no Councillor representations made on this application.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan March 2015
- The Core Planning Strategy 2009
- The Site Development Policies DPD 2012

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework
- National Planning Policy Guidance
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.

4.3 **The London Plan Spatial Development Strategy for Greater London:**

- 2.18 Green Infrastructure: The Multi-Functional Network of Green and Open Spaces
- 7.2 An Inclusive Environment
- 7.4 Local Character
- 7.6 Architecture
- 7.18 Protecting Open Space and Addressing Deficiency
- 7.22 Land for Food

#### 4.4 **Core Planning Strategy:**

- PMP2 Suburban Heartlands
- BP12 Good Urban Design and Heritage

#### 4.5 **Site Development Policies**

- DM1 Character and Design
- DM2 Protecting Amenity
- DM3 Enhancing the Street Scene & Public Realm
- DM16 Open Space

### 5.0 **PLANNING CONSIDERATIONS**

The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- **Impact on Urban Open Space**
- **Design Quality**
- **Impact on Neighbours**

#### 5.1 **Impact on Urban Open Space**

5.2 Policy DM16 of the Site Development Policies DPD states that ‘the Council will only grant planning permission for small-scale structure on Urban Open Space where the development is directly related and ancillary to any recreational use of the land and the predominant open character of the open space is maintained.’

5.3 The proposed shed would be for communal use of the plot holders of Belmont Allotments, and would encourage and further facilitate the use of the allotments. The proposed shed would be located on the boundary of the allotment adjacent to other buildings of similar size and scale. It is considered that the proposal due to its modest size and location would not harm the open character of the allotments and would contribute to securing the continued and future use of the allotment land.

5.4 For the reasons above, the proposed shed is therefore considered an acceptable form of development within the Urban Open Space in accordance with London Plan Policy 7.22 and policy DM16 of the Site Development Policies DPD.

#### 5.5 **Design Quality:**

5.6 Policy PMP2 and BP12 of the adopted Core Planning Strategy, policy DM1, DM3 of the Site Development Policies DPD and Supplementary Planning Document 14 ‘Creating Locally Distinctive Places’ seek to ensure that proposals are sympathetic to the appearance of the existing building, and that all development complements and improves the character of the area and street scene.

5.7 The proposed shed would be of a functional appearance and would be of a similar appearance to other structures found within the allotments. Due to the screening

provided by the hedge along the boundary of the allotments with Cotswold Road and the size and scale of the proposed shed, the proposal is considered to be acceptable and would not harm the character of the surrounding area or the street scene.

5.8 For these reasons it is considered that the proposal is acceptable in terms of its design.

5.9 **Impact on Neighbours:**

5.10 Site Development Policy DM2 states that the Council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.

5.11 The nearest residential dwelling is 13 Cotswold Road, located approximately 15 metres from the site on the opposite side of Cotswold Road. Due to this separation distance and the relatively small size and scale of the proposed shed, it is considered that the proposal would not harm the amenity of the adjoining occupiers with regards to loss of outlook, privacy or light or by way of noise and disturbance.

5.12 For these reasons it is considered that the proposal is acceptable in terms of its impact on neighbour amenity.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposed shed due to the communal benefits it would provide and its contribution to securing the future use of the site is considered to be an acceptable form of development within the Urban Open Space. Due to its modest size and scale and its distance from residential dwellings it is considered that the proposed shed is acceptable with respect to its design and its impact on the amenity of neighbouring occupiers.

6.2 It is therefore recommended that the application be granted planning permission.

Background Papers: B2015/72343/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **B2015/72343**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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B2015/72343/3FR

# DRAFT

**WARNING:** It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

## FIRST SCHEDULE

Belmont Allotments COTSWOLD ROAD Sutton

Erection of a detached timber shed

## SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Block Plan, Proposed Site Memembers Shed, Roof Plan.

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

(3) All external facing materials, treatments and finishes shall be as specified within the planning application form. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the building harmonises with the surrounding area.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.