Report of the Executive Head of Planning, Transportation and Highways.

Ref: B2008/59976/3FR  WARD: B06 / SUTTON WEST  Time Taken: 17 weeks, 5 days

Site: SCILL Centre 3 ROBIN HOOD LANE  Sutton Surrey SM1 2SW

Proposal: Provision of toilet and changing room involving alterations to front elevation with access ramp.
Applicant: London Borough of Sutton
Agent: Murray Birrell

Recommendation: GRANT PLANNING PERMISSION

Reason for Report to Committee: Council’s Own application.

Summary of why application proposals are acceptable: The proposed development is considered acceptable as the replacement windows, doors and modified access ramp are considered acceptable and will respect the character and appearance of the building and the surrounding area.

1.0 BACKGROUND

1.1 Site and surroundings

1.2 The site is located on the western side of Robin Hood Lane, adjacent to Gibson Road multi storey car park. The site is occupied by a two-storey building, with a flat roof and car parking at the rear of the site. The building is occupied by SCILL – the Sutton Centre for Independent Living and Learning. This is an independent living centre that provides a range of services for disabled people in the London Borough of Sutton.

1.3 A private access road serves the main entrance to the building, to the rear of the site. The building benefits from level access with a dropped kerb serving the adjacent car parking area.

1.4 The application site is bounded by residential properties at both the front (Robin Hood Lane) and the rear (Albany Mews). Adjoining the site to the south there is a three storey health centre and a warehouse to the north. The site is located within close proximity to local shops and services in Sutton High Street.

1.5 Site specific UDP designation:
1.6 The site is located with an Archaeological Priority Area and Sutton Town Centre Limit of Sustainable Residential Development on the adopted proposals map as designated by Sutton’s Unitary Development Plan.

1.7 Relevant Planning History:

1.8 The site has a limited planning history since permission was granted in 1968 for the erection of a two floor junior training centre school for mentally handicapped children (68/4426). Since this was built permission has been granted for two extensions (rear and side) and the use of the premises has changed to a resource centre (92/36733). More recently permission was granted for the installation and replacement of windows and doors (07/58724).

2.0 APPLICATION PROPOSALS

2.1 Details of Proposal:

2.2 Planning permission is sought for the provision of changing and toilets facilities and the installation of replacement aluminium windows and an access ramp with handrail to the Robin Hood Lane elevation.

2.3 Significant amendments to application since submitted:

2.4 There have been no significant amendments since the application was submitted.

3.0 PUBLICITY

3.1 Adjoining Occupiers Notified

3.2 Method of Notification:

3.3 A total of 32 letters dated 28 July 2008 were sent to adjoining and surrounding neighbours.

3.4 Number of Letters Received:

3.5 None.

3.6 Official Consultation

3.7 Due to the nature of the proposed works it was considered unnecessary to consult with any internal or external groups.

3.8 Councillor Representation:

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

4.0 MATERIAL PLANNING POLICIES

4.1 Sutton Unitary Development Plan
4.2 Supplementary Planning Guidance/Documents

- SPD14 Creating Locally Distinctive Places.

5.0 PLANNING CONSIDERATIONS

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

- Use
- Design Quality
- Access

5.2 Use:

5.3 The existing building provides facilities and offices for Sutton Centre of Independent Living and Learning (SCILL). It includes staff offices, training and dining facilities for users and visitors.

5.4 The Changing Places Consortium (a group of organisations working to support the rights of people with profound and multiple learning disabilities to access their community) has identified a need for the provision of accessible toilets in public places that enable carers to assist users with profound and multiple learning disabilities. The proposal would provide changing and toilets facilities compliant with SCILL centre activities in supporting the local disabled community. The changing room would be within the confines of the existing building with alterations to the external areas, including the provision of a ramp, required in order to achieve a wheelchair friendly approach.

5.5 It is considered that the proposal in acceptable in principle providing that the development complies with the design policies within the UDP and the design guidance set out in SPD14: Creating Locally Distinctive Places.

5.6 Design Quality:

5.7 Policy BE1 requires development to be of a good standard of design that compliments the character and appearance of the area.

5.8 The existing window cills will be raised with new high level windows being installed. Access to the toilet will be from inside the centre and via a new access door installed in the front elevation. A new 1:15 gradient ramp will be installed with a low brick wall and handrail above.

5.9 The proposed alterations would have negligible affect on the apperance of the buildings and it is not considered to have a detrimental impact on the character and appearance of the area. As such the proposal is considered acceptable in design terms.

5.10 Access:
Policy BE9 states that new developments will require access for disabled people. The applicant has confirmed that in preparing the design consideration has been given to Part M of the Building Regulations 2000, together with guidance provided by Changing Places website and Designing for Accessibility. Door opening, non-slip floor finishes, level access and contrasting colours have been considered to provide a user-friendly layout. The existing building is served by level access/minimal gradient entrance. To the front of the building, a wheelchair friendly approach is proposed using a suitable gradient ramp and handrail. Accordingly the proposal is considered consistent with Policy BE9 of Suttons UDP.

CONCLUSION

The proposed replacement of windows and the extension of the existing ramp are considered acceptable as the proposal would respect the character and appearance of the building and the surrounding area.

Background Papers: B2008/59976/3FR

Drawings and other documents can be viewed on line –

1) Go to page: http://82.43.4.135/FASTWEB/welcome.asp 
2) Enter Planning Application Number: B2008/59976 
3) Click on Search and View Current Applications 
4) Click on View Plans & Documents
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

SCILL Centre 3 ROBIN HOOD LANE   Sutton Surrey SM1 2SW

Provision of toilet and changing room involving alterations to front elevation with access ramp.

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) All external facing materials, treatments and finishes shall match those of the original building. 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 extension harmonises with the existing building.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the Sutton Unitary Development Plan. The proposal is generally in accordance with Section 38(6)
of the Town and Country Planning Act 2004 (as amended) and for this reason planning permission is granted.

(2) The drawing no(s). relating to this decision are: 62.08/01A, 62.08/02, 68.08/04, 62.08/06, Design and access statement.
Ground Floor Plan

- Existing partition removed
- Existing electrical cables to be repositioned
- Door opening infilled
- New 1.0LM wide door with RADAR key
- Fold down - adjustable height adult changing table
- New 1.0LM wide automatic opening door with RADAR key
- F-C 1800
- C-H 650
- 2300mm dia. turning centre
- New 1:15 gradient ramp with 1/2 brick wall and handrail above

Existing window cills raised with new high level windows fitted

PROPOSED