

<b>APPLICATION No:</b>	EPF/1387/06
<b>SITE ADDRESS:</b>	Ongar And District Sports Club Love Lane Ongar Essex CM5 9BL
<b>PARISH:</b>	Ongar
<b>APPLICANT:</b>	Ongar Sports and Social Club
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to provide shower facilities to existing club.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Description of Proposal:**

This application is for a single storey flat-roofed extension to provide shower facilities. The extension is to be approximately 10 metres wide by 2.5 metres deep.

**Description of Site:**

The site comprises a sports club located east of Love Lane and to the south of Onslow Gardens. Most of the surrounding area comprises playing fields, however there are sporadic buildings on the site. The main clubhouse and surrounding buildings are of differing size, but the clubhouse is the largest building. A public footpath runs to the north of the main building and is directly to the south of the properties in Onslow Gardens.

**Relevant History:**

The site has been subject to various applications, the most relevant are below:

EPF/921/76 – Erection of an extension to pavilion - Granted permission on 4/10/76.

EPF/1210/78 – Single storey extension to provide additional changing rooms and toilets -  
Granted permission on 26/10/78.

EPF/1647/87 – Extension - Granted permission on 15/1/88.

EPF/636/91 – Changing room extension - Granted permission on 18/8/91.

### **Policies Applied:**

Countryside Policy from the Essex and Southend on Sea Replacement Structure Plan:-

C2 – Development within the Metropolitan Green Belt.

Green Belt, Recreation Sport & Tourism and Design Policies from Epping Forest District Council's Replacement Local Plan:-

GB2A – Development within the Green Belt.

RST1 – Additional sporting facilities

DBE1 – Design of new buildings

DBE2 – Effect of new buildings on surroundings.

DBE4 – New buildings in the Green Belt.

DBE9 – Amenity considerations.

### **Issues and Considerations:**

The main issues with this application relate to the appropriateness of the extension in the context of the green belt, its design and appearance and whether or not any neighbours would be unduly affected.

#### **Green Belt**

Green Belt Policies permit development for the purposes of outdoor participatory sport and associated small scale buildings, and the development of additional sports facilities is promoted within RST1 providing the character of the surrounding area is not adversely affected.

Although the clubhouse has been extended before (and could not be described as a small-scale building) the site is positioned on the edge of the green belt boundary, and the location of the extension such that it will not be a prominent or excessively visible feature in the surrounding area. The overall size of this extension is limited in comparison with the existing building, and on the whole the proposal will not harm the objectives of the Green Belt.

#### **Design**

Visually the extension replicates an existing flat-roofed extension onto which it will adjoin. The aesthetics are somewhat plain and the concerns raised by the Town Council are understood, but the fact remains that this is a small addition in comparison to the existing building and is visually similar to the existing building, which is also visible from the footpath. On this basis it is considered that were a refusal made on design grounds it would be very difficult to defend on appeal.

The concerns regarding the provision of a flat roof are again understood, but the extension is to attach to a large expanse of existing flat roof, which also houses a smaller shower area (to be removed as part of the proposals). On the whole therefore, there are no issues that arise that would warrant a refusal.

#### Impact on neighbours

The location of the site in relation to surroundings means that the erection of this extension will not unduly affect the provision of light to any neighbour. The nearest properties to the site are in Onslow Gardens, the other side of the footpath.

#### Conclusion

On the basis of the above the application is considered to be acceptable and is recommended for approval.

#### **SUMMARY OF REPRESENTATIONS:**

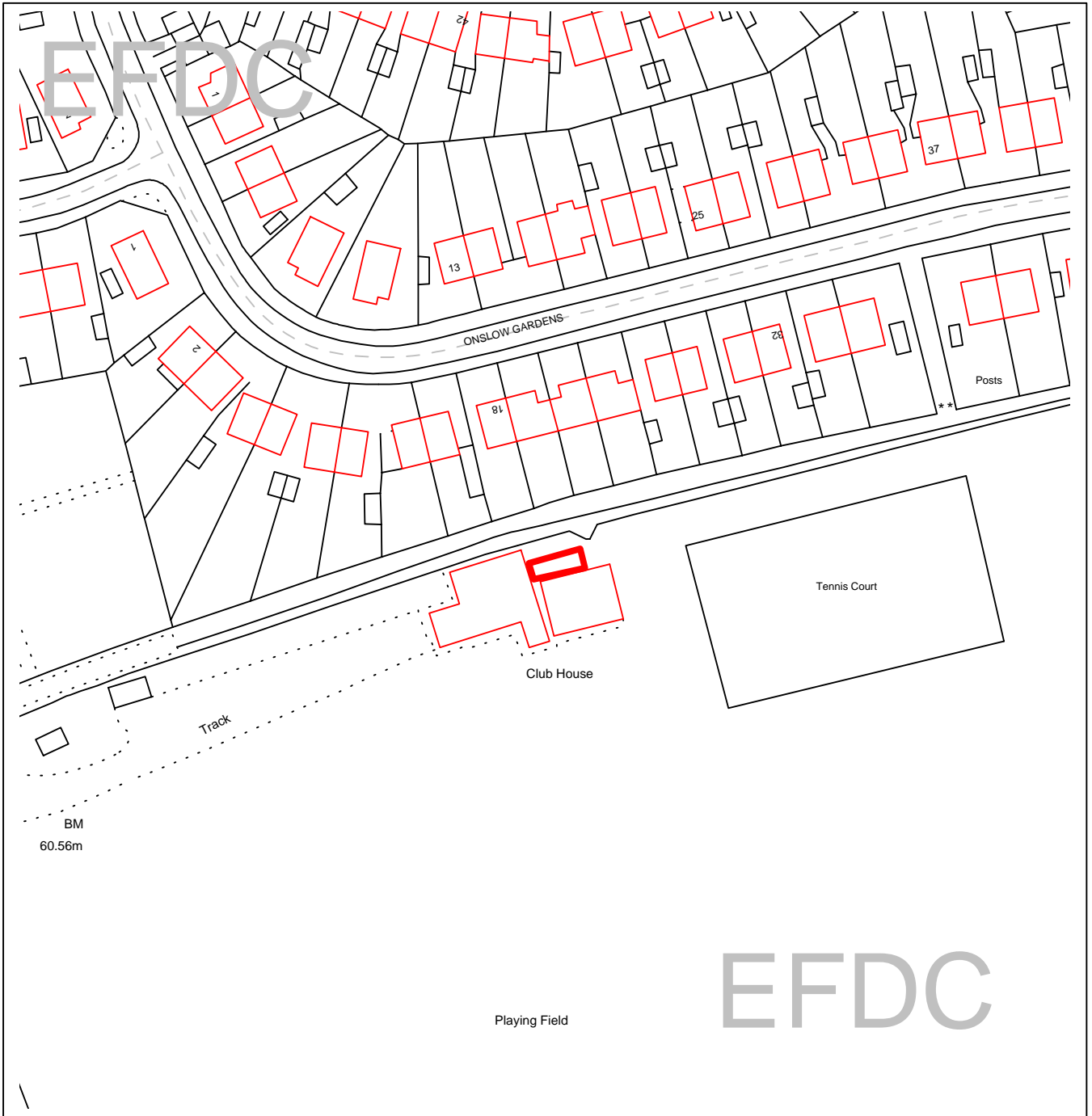
TOWN COUNCIL – Object. The proposal would be detrimental to the street-scene and adjacent footpath amenity. The Council also commented that the site proposed for the development was not the most appropriate place for showers. The flat roof proposed could encourage anti-social behaviour.

20 ONSLOW GARDENS – We are nearest neighbour to the extension and are most likely to be affected. We do not object in principle but have the following concerns. 1) Boundary of building is much nearer ours and roof level would be higher nearer our property reducing feeling of open space. 2) Footpath will feel more enclosed. 3) Potential of increased noise/nuisance while showers are in use. 4) Design of roof would invite climbing access that gives view of the back of our property and garden. This is currently not an uncommon occurrence when events are held at the club and the new design has the potential to worsen this issue. 5) External lighting on the building shines onto the back of our property at night and similar lighting on new structure would worsen the situation, as it is much closer. I can appreciate the need for these showers however I feel that with a bit more thought and better planning they could be better suited within the existing building thus avoiding additional disruption to those neighbouring the club.



# Epping Forest District Council

## Area Planning Sub-Committee C



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/1387/06
Site Name:	Ongar And District Sports Club, Love Lane, Ongar.
Scale of Plot:	1:1250