

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1457.24

WARD: Cranham **Date Received:** 30th October 2024

ADDRESS: Grosvenor Lawn Tennis Club, 23 Grosvenor Gardens
Upminster

PROPOSAL: Replacement Lighting

DRAWING NO(S): Spill Levels - 3m Horizontal - Luminaires with Shields
Spill Levels - 4m Horizontal - Luminaires with Shields
Spill Levels - 5m Horizontal - Luminaires with Shields
Spill Levels - 6m Horizontal - Luminaires with Shields
All Courts Lit Plan
Court 1 Lit Plan
Court 2 Lit Plan
Court 3 Lit Plan
Supporting Statement
Lighting Report

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The site relates to a large rectangular plot situated to the west of Grosvenor Gardens, comprising no.4 tennis courts with no built form, enclosed by high fencing. The site is owned by Grosvenor Lawn Tennis Club and is a private club with both senior and junior membership.

Located within Cranham, the surrounding area is residential in character, with dwellings surrounding the site.

DESCRIPTION OF PROPOSAL

The application seeks planning permission for replacement lighting to the tennis court. The existing floodlighting columns would be utilised but the 18 lighting boxes housing the metal halide lamps together with the associated equipment would be replaced by 18 slim Ensolve Solutions LED fittings, together with shields, which are of much smaller appearance.

It is noted that operationally, there would be no alterations to the usage of the lights. The lights would not be used before 3:30pm and would switch off automatically at 9:30pm Monday-Saturday,

and would not be operational on Sundays, as per the previous planning conditions.

The planning statement submitted alongside the application states that the purpose of the scheme is to improve the uniformity of floodlighting covering all 3 courts, with spillage and glare reduced, with the ultimate aim to provide better lighting performance and reduced energy consumption.

In addition to this, the application form states that the development may also include the installation of a green screen netting to the perimeter fence adjacent to Grosvenor Gardens if requested by the neighbouring dwellings.

RELEVANT HISTORY

P0794.98 - Installation of floodlights for two courts. Approved with conditions 16/10/98.

P0602.09 - To raise the height of the existing low profile lighting system from 5 metres to 7 metres. Approved with conditions 08/02/10.

P0465.13 - Erection of one additional lighting column with two luminaires, and; four luminaires on three existing columns, in order to provide floodlighting to tennis court no.3, Approved with conditions 28/04/14.

E0066.20 - Small grass area changed to a patio area surrounded by shrubs and flowerbeds. Planning permission not required 19/02/21.

CONSULTATIONS/REPRESENTATIONS

18 neighbouring properties were consulted with 2 letters of objection received - concerns raised include the excessive luminance contrary to the condition under planning application P0794.98 which restricted maximum luminance to 500 lux, the impact of direct and reflected glare on residential amenity and the potential installation of green netting to the fence adjacent to Grosvenor Gardens being unattractive and out of keeping with the character of the area.

Environmental Health - no concerns regarding noise, contaminated land nor air quality however advised that the application does not indicate where any shields are to be placed to ensure that the light spill/glare to adjacent neighbours does not compromise amenity. A condition has therefore been imposed to secure such details.

Highways - no objection.

RELEVANT POLICIES

Havering Local Plan 2016-2031 (HLP) - Policies 7, 14, 24, 26 and 34

London Plan 2021 (LP) - Policies D4, D11, D14, T4, T6, and T7

National Planning Policy Framework (NPPF)

MAYORAL CIL IMPLICATIONS

Given the proposal involves replacement lighting, the application is not liable for Mayoral or Havering CIL.

STAFF COMMENTS

An in-person site visit was not undertaken. A planning appraisal was provided by the agent in support of the application. In determining this planning application, photos, Google Street view, aerial view imagery and submitted drawings were used to assess the site constraints.

The material planning considerations include the principle of the development, the impact of the development on the street scene and the impact on the amenities of neighbouring properties.

PRINCIPLE OF DEVELOPMENT

The NPPF states that the planning system can play an important role in facilitating social interaction and creating health, inclusive communities.

Policy 18 of the Havering Local Plan 2016-2031 seeks to ensure that all residents of Havering have access to high quality open space, sports and recreation facilities, with objective ii. stating that the council will support proposals that improve the quality of and access to, existing open space, sports and recreation facilities.

Given the purpose of the scheme is to upgrade and improve the uniformity of floodlighting covering the tennis courts by bettering lighting performance and reducing energy consumption, it is considered that the development is in accordance with the above intentions of the NPPF and Policy 18 of the Havering Local Plan, subject to the impact of the proposal on the character of the area and impact on neighbouring amenity.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However, an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Policy D3 of the London Plan 2021 relates to optimising site capacity through the design-led approach, whereby development is expected to respond to the existing character of a place by

identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character.

Policy 26 of the Havering Local Plan sets out to promote high-quality design that contributes to the creation of successful places by supporting development proposals that, respect and complement the distinctive qualities, respect reinforce and complement the local street scene and respect the visual integrity and established scale, massing and rhythm of the building.

The development would utilise the existing floodlighting columns however proposes the replacement of 18 lighting boxes housing the metal halide lamps together with the associated equipment with 18 slim Ensolve Solutions LED fittings, together with shields, which are of much smaller appearance. Given the works would utilise the existing lighting columns with the replacement elements smaller than the existing, the proposed works lighting works are considered minimal having regard to visual amenity.

It is noted that, however, that concerns have been raised regarding the potential installation of green screen netting to the perimeter fence adjacent to Grosvenor Gardens if requested by the neighbouring dwellings. While it is considered that the proposed netting would detract from the open transparency of the site, it is considered that netting of this nature would be a common feature of a tennis court and so would not be out of keeping. Moreover, the addition of the netting is not definite, only proposed to be erected if requested by the neighbouring dwellings.

The proposed design of the development is therefore considered acceptable and in compliance with Policy 26 of the Havering Local Plan 2016-2031.

IMPACT ON AMENITY

The NPPF expects developments will function well and add to the overall quality of the area, aiming to ensure places are safe, inclusive and accessible with a high standard of amenity.

Policy D14 (Noise) of the London Plan 2021 states that proposals should avoid significant adverse noise impacts on health and quality of life and reflect the Agent of Change principle as set out in Policy D13.

Policy 7 of the Havering Local Plan 2016-2031 seeks to protect the amenity of existing and future residents the Council will support developments that do not result in: i. Unacceptable overlooking or loss of privacy or outlook; ii. Unacceptable loss of daylight and sunlight; and iii. Unacceptable levels of noise, vibration and disturbance.

In addition to this, Policy 34 states that the Council will support development proposals that do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

It is noted that two letters of objection were received from neighbouring dwellings, concerned that the proposal would worsen spill and glare to the detriment of nearby occupants.

Environmental Health have been consulted and have no concerns regarding noise, contaminated land nor air quality however advised that the application does not indicate where any shields are to

be placed to ensure that the light spill/glare to adjacent neighbours does not compromise amenity. A condition has therefore been imposed to secure such details before the development can commence.

Following a request for further require further clarification on the anticipated glare and spillage of the proposal, the agent has advised there should be no glare to the neighbours directly from the lights as the lights will be angled to avoid this. If this is not possible, shields will be installed. It is noted that their contractor has included a commissioning exercise to check lighting levels and glare on completion of the installation.

In addition to this, the agent also advised that the courts comprise a synthetic grass known as TigerTurf Advantage Pro. TigerTurf's synthetic grass is made from either polypropylene or polyethylene yarn depending on its end use. These materials are durable and UV stabilised, and are sourced from TenCate Grass, the world's leading yarn manufacturer. The yarn is tufted into a polypropylene backing cloth and rubber back for maximum turf retention, which means they will be virtually non-reflective.

In summary, although it is anticipated the courts will be brighter, there would be low levels of reflected light from the surface which, coupled with the other mitigating factors such as the angling of the lights and potential protective shields, would not have an unacceptable impact on neighbouring amenity.

Accordingly, subject to agreeable conditions being submitted relating to the imposed pre-commencement condition, the development would be in accordance with Policies 7 and 34 of the Havering Local Plan 2016-2031, Policy D14 of the London Plan 2021 and the provisions of the NPPF.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations it is recommended that the application is approved.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the

materials detailed within the application form and work specifications unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4 Non Standard Condition 1 (Pre Commencement Condition)

The hereby submitted details regarding the external lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority (LPA) gives its written consent to the variation. Written details of additional shielding to prevent glare to neighbouring residential properties should also be agreed with the LPA and installed, before the hereby permitted use commences.

Reason:-

To protect the appearance of the area, the environmental and local residents from light pollution.

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Authorising Officer:



Raphael Adenegan 11th February 2025