Officer Report

Application Number:	**HGY/2026/2518**
Application Type:	**Full planning permission**
Address:	Muswell Hill Golf Club, Rhodes Avenue, Wood Green, London, N22 7UT
Proposal:	Construction of a timber outbuilding to accommodate a golf simulator next to the parking area.
Case Officer:	Josh Parker
Valid Date:	08/09/202 6
Applicant:	Mr James Wood
Agent:	Ms Ana Alonso Truan

RECOMMENDATION

Approve with Conditions

SITE AND SURROUNDING

The application site comprises part of the parking and entrance area of Muswell Hill Golf Club, a golf course located to the north of Rhodes Avenue in the Alexandra Park ward of the borough.

The site falls within part of a Metropolitan Open Land (MOL) designation.

PROPOSED DEVELOPMENT

The applicant is proposing the following works:

Construction of a timber outbuilding to accommodate a golf simulator next to the parking area.

SITE HISTORY AND ENFOREMENT

All relevant existing planning applications related to the site have been considered for this application:

HGY/2025/0208 - Demolition of existing shed and lean-to and construction of new timber building to accommodate a golf simulator. APPROVED

HGY/2024/0610 - New water tank to replace existing, canopy for golf buggies, extension of existing patio. APPROVED

HGY/2018/2533 - Erection of trolley & golf club store. APPROVED

CONSULTATION

No statutory consultees were identified for this application.

LOCAL REPRESENTATIONS

The application has been publicised by the way of letters sent to surrounding neighbouring properties. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objections: 0
Support: 0
Neither: 0

MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and character;
2. Impact on neighbouring amenity;
3. Other considerations

Design and character:

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

The surrounding area is predominantly residential in character, comprising a mix of detached, semi-detached and terraced dwellings fronting Rhodes Avenue and the adjacent residential streets. The institutional buildings of Alexandra Park School are located to the immediate east of the site. The golf course itself creates a visual break within the townscape and contributes positively to local visual amenity, biodiversity and landscape character. Access to the site is obtained from Rhodes Avenue via the existing golf club entrance and internal access roads.

The proposed structure would be a standalone timber outbuilding with a modestly pitched roof measuring 6.44 metres width by 4.64 metres depth, with a maximum height of 3.66 metres sloping down to 3.29 metres. The build would be constructed between structures on to the rear of the clubhouse and pro shop on the existing hard surface. The submitted application form indicates it is proposed to be for use as a golf simulator.

The development would be of very limited visibility from the public realm, nestled in behind the existing elements of the clubhouse, and would be subordinate in scale and design to the primary building. The outbuilding would be acceptable with regards to design and character considerations.

Impact on neighbouring amenity:

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 ‘Delivering High Quality Design’ states that development proposals must ensure a high standard of privacy and amenity for a development’s users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The scale, massing and siting of the proposed structure would not result in any material harm to neighbouring residential occupiers, owing to the substantial separation distances maintained from all site boundaries and surrounding dwellings.

The proposed use would remain ancillary to the established operation of the golf course, providing a covered facility for members and visitors to practice and play a simulated form of golf in a range of weather conditions. As such, the proposal would not give rise to any significant intensification of activity beyond that associated with the lawful use of the site.

Having regard to the location, scale and relationship of the development to surrounding properties, the proposal is considered to satisfy all relevant residential amenity considerations. The outbuilding would not result in any unacceptable loss of daylight or sunlight, increased sense of enclosure, undue visual dominance, or overlooking that would adversely affect the living conditions of neighbouring occupiers.

Other Considerations

As noted above the site is located within Metropolitan Open Land (MOL) as designated in the Local Plan, to protect open land of strategic significance to London. MOL largely includes major parks, commons, reservoirs, sporting land, river valleys, historic landscapes and other large green spaces which perform an important metropolitan function.

In this instance, the proposed addition would be positioned immediately adjacent to the existing clubhouse/pro shop on an area of established hardstanding. The structure would be located over 20 metres from any significant vegetation, ecological habitat or managed grassland associated with the golf course. As such, officers are satisfied that the development would not erode the openness, landscape character or recreational function of the wider site.

Given its modest scale and siting within an already developed part of the golf club complex, the proposal would not compromise the designation of the site as Metropolitan Open Land. The characteristics and attributes that contribute to the site's MOL status, including its openness, visual contribution and recreational use as a golf course, would be preserved and remain unaltered. Accordingly, the proposal is considered to accord with the relevant policies relating to the protection of Metropolitan Open Land.

Conclusion

Subject to conditions the proposal is considered acceptable with regards to design, character and amenity considerations, and would not harm the neighbouring amenity or MOL designation. All other relevant policies and considerations, including equalities, have been considered. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

CIL

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey’s CIL charge.

Conditions:

1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:
Site location plan
SK01: Existing plans and elevations
SK02: Existing and proposed plans and elevations
SK03: Proposed plan and elevations

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

Informatives:

INFORMATIVE: Hours of Construction Work
The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.