

Recommendation Report for Planning Permission

REF NO: A/104/22/PL

LOCATION: Worthing Rugby Club
Roundstone Lane
Angmering
BN16 4AX

PROPOSAL: Replace existing roof with mono-pitch roof and associated works. This application is in CIL Zone 2 (Zero rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Structural alterations to the basic form of roof with replacement roof covering.
SITE CHARACTERISTICS	Rugby club house.
CHARACTER OF LOCALITY	Worthing Rugby Club fields and parking area.

RELEVANT SITE HISTORY

A/52/04/	Extension to first floor balcony on east elevation of clubhouse building, construction of spectator stand, installation of portakabin building (temporary), provision of pitch irrigation with associated plant and site clearance of existing temporary shed/building & stand.	ApproveConditionally 17-06-04
A/88/96	Ground & first floor extension to existing clubhouse on north elevation & first floor on south elevation	ApproveConditionally 08-08-96
A/90/91	To extend ground and first floor of clubhouse on north elevation	ApproveConditionally 11-11-91
A/43/88	Extension to existing rugby club	ApproveConditionally 09-05-88

Various extensions to club house over time noted.

REPRESENTATIONS

Angmering Parish Council - No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

n/a

POLICY CONTEXT

Designation applicable to site:

Special Control of Adverts.

TPOs

Community Asset.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
------	--

DSP1	D SP1 Design
------	--------------

Angmering Neighbourhood Plan 2014 POLICY CLW4	Health Facilities
---	-------------------

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
------	------------------------------------

NPPG	National Planning Practice Guidance
------	-------------------------------------

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
-------	---

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

There are no policies in the Angmering Neighbourhood Plan that are considered relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that the portacabin

matches in with existing development at the site.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

Policy D SP1 and D DM1. Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Part J.02 of the Arun Design Guide, relates to building design and their scale and massing and states that development for new buildings or extensions to existing properties should have an appropriate scale determined by their context, function and positioning stating that buildings within coastal towns will tend to have a larger scale.

DESIGN AND VISUAL AMENITY

It is proposed to alter the structure of the butterfly roof configuration to the main club house building to become a mono-pitched flat roof design. The existing maximum height of the roof to the club house is 7m (eastern elevation) the proposed maximum height will be 8m to the same elevation.

The reroofing of the building will protect it as a sporting facility for future users, the alteration of the design to a single roof, rather than a roof in two parts is expected to make maintenance of the building easier. The proposed works protect the facility and accords with CLW4 of the ANP.

In terms of design, the overall look of the building will not significantly alter as the existing flat roof will be replaced by another, albeit the drainage channel for the roof will be moved from its central location to the western elevation. No other material alterations, or extensions to the existing building are proposed. In terms of design, massing and scale the proposed development is acceptable in accordance with Policy D DM1 and Part J of the Design Guide.

RESIDENTIAL AMENITY IMPACT

The club house is located within its own substantial grounds, which includes the sports pitches. It is surrounded by other various outbuildings, temporary huts and storage containers. The massing of the buildings is to the top (eastern end) of the long entrance drive. The users of the site are various small business, occupied during the day only, with no permanent occupants living on site. The nearest permanent residential dwellinghouses are over 90m away, as such the increase in height of the building is appropriate for the site and its intended use and will not impact neighbours.

The proposed development is acceptable in terms of scale, massing and design and will not impact users of the site or nearby residents, as such it accords with policies D SP1 and D DM1 of the Arun Local Plan, Part J of the Arun Design Guide.

SUMMARY

For the reasons given above the proposal is compliant with relevant development plan policy and is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans;

- Location Plan 1395.21.01
- Block Plan 1395.21.02
- North and South Elevations 1395.21.05
- West and East Elevations 1395.21.06
- Roof Plans 1395.21.07

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.