

**Rustington Golf Centre  
Golfers Lane, Angmering. West Sussex, BN16 4NB**

**Planning Summary and Design and Access Statement for proposed  
New Single Storey Extension at the Out of Bounds Building.**

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**Site and Existing Facilities**

The Rustington Golf Centre is situated to the north of the A259 dual carriageway which runs from Littlehampton towards Worthing. The Centre of Littlehampton is 4.8 Kilometres from the site and centre of Rustington 1.66 kilometres away.

Within the site is the Out of Bounds activity building this accommodates:-

- 12 lane ten pin bowling alley
- Clip and Climb arena
- Multilevel soft play zone
- Associated refreshment area and toilets

**Access:**

The site has access from the existing roundabout on the A279 carriageway. The road leading to the facilities from the roundabout is Golfers Lane.

The car park serving the development has 343 existing car spaces including disabled spaces.

**The Proposals:**

The new proposals are to create a new single storey extension to the rear of existing Out of bounds building.

The proposed extension is approximately 38 square metres.

The extension will accommodate 2 party rooms and the fire exit arrangement is reconfigured.

There are no new car spaces proposed.

**Design:**

The new extension will project 3.4m from the main building and will have a pitched roof to match the main building. The proposed materials are to match existing as closely as possible.

The wall material will be brickwork and horizontal weatherboarding and the roof will be composite sheet at approx. 15° pitch. Colour to match existing.

**Economic Statement:**

The proposals do not involve any new staff.

The operation hours will be as the existing Out of Bounds building and this will be for 7 days a week.

**Planning Statement:**

The new proposals are in line with Local and National Planning Policies in relation to activities and Recreation.

The new proposals will extend and improve the existing leisure facilities.

The site is in Flood risk Zone 1 (low Risk) and the proposals will not increase flood risk either on or off site.

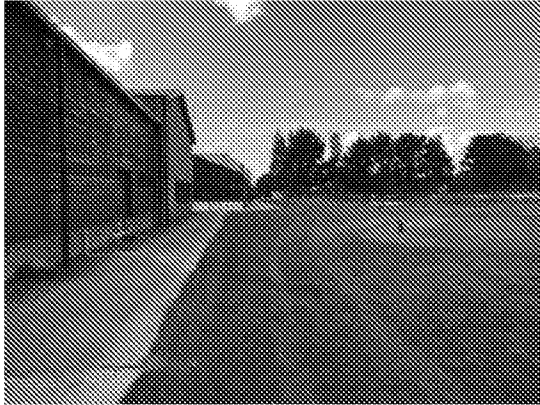
There are adequate car parking and cycle parking facilities which are existing and no new spaces are proposed.

The proposals will not affect the existing refuse and recycling arrangement which will cater for the new accommodation created.

The extension will be built on existing hardstanding area and as such will not affect any trees, bushes or ecology/biodiversity.

## Site Photographs

Views looking west along rear of the Out of Bounds building



View of existing fire exit doors and building



View towards east at rear of Out of Bounds building



Existing part view showing existing materials

