

Recommendation Report for Planning Permission

REF NO: A/249/21/PL

LOCATION: Out of Bounds Building
Rustington Golf Centre
Golfers Lane
Angmering
BN16 4NB

PROPOSAL: Single storey extension to rear of existing Out of Bounds building. This site is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is flat roofed and single storey and has a floor area of 42.5 sqm with a projection from the rear of the building of 3.2m and length of approx. 14m and is constructed of aluminium and is pre -fabricated.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Various hedging and fencing.
SITE CHARACTERISTICS	The rear of an existing commercial leisure building housing a bowling alley.
CHARACTER OF LOCALITY	Part of golf course complex.
	Residential dwellings of the east of the site.

RELEVANT SITE HISTORY

A/185/20/PL	Single Storey extension to the rear of the Out of Bounds building. This site is in CIL Zone 3 (Zero Rated) as other development.	ApproveConditionally 08-01-21
-------------	--	----------------------------------

This proposal is similar to the extension approved under A/185/21/PL. The structure now proposed is lower with a flat roof and comprises different materials with the cladding deleted.

REPRESENTATIONS

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area

Class A road

PD restriction

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
CSP1	C SP1 Countryside
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
HWBSP1	HWB SP1 Health and Wellbeing
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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 relevant policies in Angmering Neighbourhood Plan to take into account.

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 it adds new commercial and tourism development to an existing employer without detrimentally impacting the established character of the surrounding area or the residential amenities of nearby properties.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

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

The site lies outside the built up area boundary where development unrelated to the needs of agriculture, forestry etc would not normally be permitted unless they comply with other policy in the plan as per policy C SP1 (f) of the Arun Local Plan.

TOURISM AND EMPLOYMENT

Policies TOU DM1(1) and EMP DM1(1) of Arun Local Plan support proposals for development which are likely to attract visitors/enhance existing facilities provided they are in accessible locations, are accompanied by realistic travel plans, address visitor management issues and achieve good design. Outside the built up area boundary these will be expected to be small in scale. It will be necessary to demonstrate that it is compatible with its countryside location.

In this instance the proposal to increase the amount of built development on site is not going to intrude further into neighbouring open land and instead it will be built on an area of land that is currently a concrete road. The location and uses proposed meet the requirements of Policy TOU DM1(1), C SP1(f) and EMP DM1(1) and accord with the requirements of the NPPF. The proposal is small in scale and is linked with the established use of the site.

HEALTH AND WELLBEING

Policy HWB SP1 of Arun Local Plan requires all development to be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. New recreation/leisure facilities should be located along public transport corridors so that they are easily accessible by the wider public. This site is well served by public transport/footpaths and cycle routes. The new proposal will compliment and extend the existing leisure facilities and give more variety to visitors and users.

Both National and Local Planning Policy encourage outdoor activity/recreation. The proposal will add additional party facilities which will complement the indoor activities.

The proposal accords with policies C SP1 and HWB SP1 of the Arun Local Plan.

DESIGN

Policies D DM1 and D SP1 of Arun Local Plan and Arun Design Guide require new developments to respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. The NPPF also attaches great weight to the design of the built environment and states that good design is a key aspect of sustainable development and should contribute to making places better for people.

The proposal is to be constructed of prefabricated aluminium. The extension will be located adjacent to the cluster of existing buildings and it will not appear as an isolated, prominent or obtrusive feature.

The design is complimentary to the existing established leisure use of the site and ensures the proposals are not dominant in the surrounding golf course setting. The materials are not detailed on the submitted plans and are therefore conditioned. The proposal accords with the provisions of policies D DM1, D DM 4 and D SP1 of Arun Local Plan and Arun Design Guide.

NEIGHBOUR AMENITY

Arun Local Plan Policy D DM1 indicates planning permission will only be granted for schemes which take into account impact on adjoining occupiers, land, use or property.

The extension is located sufficiently distant from nearest residential properties and therefore no unacceptable impact by way of noise/disturbance is likely.

HIGHWAYS, TRANSPORT AND PARKING

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. There are 5 existing cycle parking 'Sheffield' stands on the SE corner of the Out of Bounds building which is intended could be utilised by cyclists.

This is a relatively minor extension designed to enhance an existing use and is not expected to generate any materially greater visitor attraction which cannot be safely absorbed by existing parking provision and road network.

In highway terms the proposal complies with policy TSP1 of Arun Local Plan. The site is accessible by bicycle and on foot via existing footpaths and cycle lanes.

CONCLUSION

The application is therefore 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 20-20102-09 REVA
Block Plan 20-20102-08 REVA
Proposed Floor Plan and North Elevation 20-20102-07 REVA
Proposed Side Elevation 20-20102-05 REVA
Proposed Part Rear Elevation 20-20102-04 REVA
Proposed Part Floor Plan 20-20102-02 REVA

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roof) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 **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.