PLANNING APPLICATION REPORT

REF NO: EG/37/08/

LOCATION: Sports Pavillion
Eastergate Parish
Council Sportsfield Barnham Road, Eastergate

PROPOSAL: Extension (to replace dilapidated storage shed)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately 9.2 metres in length by approximately 7 metres in width and 5.3 metres in height.
SITE AREA	Approximately 1386 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The western boundary that lines the access to Mead Court is demarcated by a mixture of approximately 1.8 metre high timber fencing and 2 metre hedging. The southern boundary is maintained by approximately 2 metre high hedging. The eastern elevation of the building faces directly onto a sports playing field. To the north of the site where a car park meets the eastern boundary there is an approximately 1 metre high grass covered bank.
SITE CHARACTERISTICS	The site is occupied by a single storey detached building which is used as a sports pavillion and serves the adjoining recreation ground. There is a detached timber building with a corrugated metal roof to the south. This building is currently being demolished, it was previously used as a scout hut. There is a smaller shed in the south-west corner of the site.
CHARACTER OF LOCALITY	The site is located adjacent to a main road (the B2233). It is immediately adjacent to a recreation ground. The recreation ground and pavillion are surrounded by residential development.

RELEVANT SITE HISTORY

EG/41/02/	Extension to Eastergate sports pavilion.	Approve Cond

		11-10-2002
EG/66/00/	Outline application for new sports pavilion.	Approve Cond 27-12-2000
EG/100/79	Erection of scout hut	Approve Cond 10-10-1979
EG/17/80	Resiting building already approved under application No EG/100/79	Approve Cond 19-03-1980

The scout hut approved as EG/17/80 is to be demolished in order for the site to accommodate the proposed extension.

REPRESENTATIONS

Representations received:

Eastergate Parish Council

Awaited:

One letter of representation: There are no dimensions on the drawing but it would appear that the building is to be extended by about 40% making it quite large. It is an active club and I am sure the extra accommodation will help but external appearance is also important. At present it does not have much "village pavillion" character as can be seen elsewhere and this may be an opportunity to make some small improvements to its looks at the same time as improving it internally. Might I suggest one way of doing this would be to provide a verandah (over the centre part of the extended facade) which would not only be of practical use and a traditional feature, but would also hide to some extent the present arrangement of doors and windows, which might improve the elevation from the sportsfield and the look of the building generally. It is a focal point in the village.

Comments on Representations received:

Noted. It is accepted that the building has a relatively plain appearance and the extension is designed to be in keeping with this. However, it is not in a conservation area or area of special character, nor is it particularly prominent as it is set back from the road. The application has to be considered on its merits as submitted and in this instance the design is not considered sufficiently poor to justify an objection.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
	NE11	Community facilities and services

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA5	Protection of Open Space

PLANNING POLICY GUIDANCE

	PPG17	Sport and Recreation
	PPS1	Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed extension will be located to the rear of an existing sports pavillion building which serves an adjoining sports field. There is currently a detached timber hut to the rear of the pavillion which is being demolished. This is to allow room for the proposed extension. The pavillion is set back approximately 32 metres from the road and is a single storey structure. The extension to the rear will be the same height and will therefore make little or no impact upon the character and appearance of the surrounding area.

It is considered that the proposed extension will relate sympathetically towards the existing building in terms of design and scale. The height of the roof eaves and ridge and thus the pitch of the roof mimic that of the existing building. The materials to be used for the external finishes of the extension, both on the walls and roof, are to match those used on the existing building and it is considered that this will create a uniform and integrated appearance.

It is not considered that the proposed extension will impact upon neighbouring residents in any harmful manner. Directly to the east is the recreation ground. The nearest neighbouring property is to the south and the extension will be built to within approximately 3 metres of the northern boundary of this site. However, this site is adequately screened by approximately 2 metre high hedging which will soften any visual overbearing impact and prevent any overlooking occuring frrom the doors on the southern elevation of the proposal. The

neighbouring property to the west has similar screening and due to this the impacts of the extension will be limited in the same way as they are towards the neighbouring property to the south and will be further restricted by the increased distance between the two sites. Further, the low profile of the structure will ensure that the extension will not form any significant obstacle to sunlight and therefore no unacceptable level of overshadowing will result.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, NE11

LOCAL PLAN: GEN2, GEN7, AREA5

NATIONAL POLICIES: PPS1, PPG17

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.