EP/193/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Smoking area for sports club members & visitors. East Preston Sports Club, Lashmar Road, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above measuring approximately 3m in height, 1.3m in width and 7m in length with all materials matching existing.
SITE AREA	12,348 square metres approximately.
TOPOGRAPHY	Predominately flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	In excess of 3m hedging to the rear, 1m open wooden fencing to the east and 2m wire mesh fencing with concrete posts to the west.
SITE CHARACTERISTICS	Single storey detached club house with wood and PVCu elevations and a flat roof which has a gentle slope to the front.
CHARACTER OF LOCALITY	The site is situated adjacent to two residential roads with the existing development being characterised by two storey terrace and semi-detached dwellings. There is a primary school adjacent to the proposal site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/63/95.	Extension and internal alterations.	Approved Conditionally 16-01-1996.
EP/71/95.	Floodlighting to main football pitch enclosure.	Approved Conditionally 04-01-1996.
EP/43/96.	RE-site existing garage and portakabin approved under planning permission EP/63/95. Provision of portakabin and lockable container for storage of tractor, mowers etc. Extend spectator covered area to suit new layout.	Approved Conditionally 20-08-1996.
EP/53/00/.	Extend covered are, pathway to 3 sides of pitch, home and away dug-outs.	Approved 21-08-2000.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council.	No objection.
LOCAL GROUPS.	None.
OTHER.	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health.	No objection. The shelter is open at the front, and at the side to the right of the front door is also open. This would comply with the 50% rule under the Smokefree legislation.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary. PD Restriction.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1.
Arun District Local Plan: GEN2, DEV19.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.
PPG17 Planning for Open Space, Sport and Recreation.

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.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL

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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 either the visual amenities of the locality or residential amenities of 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 site is situated adjacent to two residential roads with the existing development being characterised by two storey terrace and semi-detached dwellings. There is a primary school adjacent to the proposal site.

The proposed smoking area is located to the rear of the proposal site and as the materials will match all existing it is considered that it is appropriate within the context of the sports club and will not be obtrusive within the street scene.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking.

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

RECOMMENDATION EP/193/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: EP/193/07/

1 **To Addressee**

2 **Site Address**

E Peston Sports Club
Lashmar Road
East Preston

3 **Description of Development**

Smoking area for sports club members & visitors

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

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.

LOCAL PLAN: GEN7, DEV19.

NATIONAL POLICIES: PPS1

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

Case Officer: Ms E Bailey