

REF NO: **FP/102/10/****LOCATION:** Felpham Community College
Felpham Way
Felpham Bognor Regis**PROPOSAL:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for construction of a two storey changing room block with office, teaching space and equipment store. (This application will be determined by West Sussex County Council).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is for a two storey building to be constructed in brickwork to match the existing College buildings. It comprises of two changing rooms at ground floor level and two classrooms at first floor level.
SITE AREA	400 sqm
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Mature trees to the front and rear of the site.
BOUNDARY TREATMENT	1m high open fence to the front.
SITE CHARACTERISTICS	Area of land between the Leisure Centre and school.
CHARACTER OF LOCALITY	School and Leisure Centre. Immediately to the east is a single storey temporary classroom block. To the west is the two storey Leisure Centre, flat roof and red brick.

RELEVANT SITE HISTORY

FP/147/03/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for continued siting/use of a temporary relocatable classroom unit (E1011) comprising 3 class bases for an additional temporary period without compliance with Condition 2 on Planning Permission FP/2/95 dt 24.2.95. (This application will be determined by the West Sussex County Council)	ApprvdCond-WSCC 15-09-2003
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FP/181/03/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for construction of four court multi-use games area with 2.7m and 5m high enclosing fencing and the provision of ten 8m high floodlights to the sidelines around the playing field area (This application will be determined by the West Sussex County Council).	ApprvdCond-WSCC 17-03-2004
FP/272/04/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for proposed new ICT block.	ApprvdCond-WSCC 21-04-2005
FP/198/08/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for the continued siting and use of a temporary classroom unit. (This application will be determined by West Sussex County Council)	ApprvdCond-WSCC 07-11-2008
FP/180/09/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for construction of a single storey changing room block with office and equipment store. (This application will be determined by WSCC).	ApprvdCond-WSCC 07-01-2010
FP/57/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the continued siting and use of 1 no. temporary classroom unit. (This application will be determined by WSCC).	No Objection 23-04-2010

REPRESENTATIONS**Representations received:**

None

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health

No objection

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Inside Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan: [GEN7](#) The Form of New Development

PLANNING POLICY GUIDANCE

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 site lies within the built up area as defined in the Arun District Local Plan where the principle of development is acceptable subject to normal development control criteria being met. The proposal is for a two storey building for use as changing rooms and classrooms in association with the existing Community College. It would be constructed in brickwork to match the existing college buildings rather than the bricks to the Leisure Centre, so that it would be seen as part of college complex. A number of trees will need to be felled to allow for the construction of the building. However, it is considered that the trees to be removed are of mediocre quality and their removal will have a low impact upon the visual amenities of the area.

As this is a Regulation 3 application it will be determined by the WSCC.

It is therefore recommended that no objection is raised to the proposals.

RECOMMENDATION

NO OBJECTION