

Recommendation Report for County Matter Consultation**REF NO:** LU/98/13/**LOCATION:** White Meadows Primary School
Whitelea Road
Littlehampton**PROPOSAL:** Application under Regulation 3 the Town & Country Planning General Regulations 1992 for the erection of an enclosure over the existing swimming pool. (This application will be determined by WSCC)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal relates to the provision of a free standing polycarbonate cover over the existing pool. It would measure 21.5m x 11.5m in floor area with a height of 3.8m.
SITE AREA	Approx. 264 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Southern boundary has a mixture of hedging and 1.4m high chain link fencing.
SITE CHARACTERISTICS	Mixture of single storey flat roofed red brickwork buildings, portable buildings, some coloured elevations, playgrounds, play areas and playing field.
CHARACTER OF LOCALITY	Residential area comprising terraced and semi-detached properties of similar style and design.

RELEVANT SITE HISTORY

LU/281/10/	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for development of new classroom, administration and community facilities, refurbishment of existing school facades, internal and external areas and relocation of existing pupil referral unit to achieve the amalgamation of Flora McDonald Junior and Wickbourne Infant School to form White Meadows Primary School. (This application will be determined by West Sussex County Council)	No Objection 15-10-2010
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LU/161/12/ Application under Regulation 3 of the Town & Country General Regulations 1992 for the continued siting & use of existing modular units (This application will be determined by West Sussex County Council) No Objection
17-07-2012

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

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

The Development Plan consists of the Arun District Local Plan 2003.

It should be noted that the Arun District Local Plan was adopted in 2003 and the South East Plan in 2009.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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 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

This is a Regulation 3 planning application submitted to West Sussex County Council who will determine the application. Arun District Council is a consultee only for the application and it is not the role of Arun District Council to make a decision on the application.

Whilst the cover over the existing pool would enable it to be used more often and allow other schools to also use it, noise levels to adjoining garden areas when the pool is in use would be reduced in volume. In addition the pool would be unlikely to be used in the evenings and weekends when the school is not in use. The proposed cover would therefore have no materially adverse effect on the residential amenities of adjoining properties.

With regard to visual amenity, the roof would be clear and would have a height of 3.8m at its highest point. It would be visible from some adjoining gardens in Manning Road and Wick Farm Road, but would not be readily visible from the site frontage being located behind other school buildings. The cover would not be visually prominent when viewed against the backdrop of other structures at the site.

It is therefore recommended that no objections are raised.

RECOMMENDATION

NO OBJECTION