

Ross Leal

From: Rod Brown [REDACTED]
Sent: 10 September 2015 16:05
To: Ross Leal
Subject: Re: R/172/15/PL - Rustington Sports and Social Club

Dear Mr Leal,

Thank you for your message.

As I said, I had spoken earlier to the Chairman of the Sports and Social Club, and he instructed me to ask you to withdraw the application, rather than leave it to be refused.

When we spoke we discussed the existing car park provision, and we both felt, like yourself, that there were about twelve spaces, with a maximum capacity of 15.

I will pass your comments on, and the club will now request a meeting with the Parish Council to try to come to an agreement for additional parking space, and if successful will re-apply in due course.

Yours truly,

--

Rod Brown

Ross Leal

From: Ross Leal
Sent: 10 September 2015 15:24
To: [REDACTED]
Subject: R/172/15/PL - Rustington Sports and Social Club
Attachments: 201509101521.pdf; 201509101521.pdf
Importance: High

Dear Mr Brown,

I refer to the above planning application and to our telephone conversation a short while ago today.

As discussed, There is a shortfall in parking provision at this site for the floor area of the Club as existing. The proposed development makes no provision for car parking to serve the new floor area and as such, the proposal will result in increased demand for parking that cannot be met on site. Additional on-street parking will therefore result. This will be detrimental to highway safety and to residential amenity (noise).

As promised, the parking position is set out below:

Please note that we have not opted to include all of the floor area at the site. The existing public floor area, excluding toilets, bar, kitchen and other rooms such a changing is:

Lounge Bar - 48.3sqm
Recreation Bar - 95.9sqm
Total - 144.2sqm

Bar length = 8m total.

The parking standard for a public house has been applied, as was previously the case for the refused application R/82/93. This is now 1 space per 5sqm of public area and 2 spaces per bar or 5m length of bar. The requirement under this standard would be 29 spaces + 2 spaces for the bar = 31 spaces.

Given that this calculation has been applied to the bar areas only, it is considered that it is reasonable to apply the same standard as for a public house in terms of parking demand. This standard and requirement is consistent with the previous higher standard applied by the Council in previously refused application and dismissed Appeal, which was 1 space per 4.5sqm of public floor area. In fact, the public house standard represents a reduction in the parking requirement previously applied.

There is therefore an existing shortfall in provision at the site for the existing floor area of between 16 and 19 car spaces.

The proposed public floor area is 29.4sqm. This gives rise to a requirement for an additional 6 spaces and an increased shortfall in parking provision of 22 to 25 spaces.

In the light of the above, it is clear that existing and proposed parking provision at the site is inadequate. The proposed extension would therefore give rise to increased parking demand that cannot be met on site and would therefore give rise to increased on-street parking and the resulting potential for obstruction to the free flow of traffic and danger to highway users, including pedestrians and cyclists.

The proposal is not therefore considered to be consistent with policies relating to parking provision.

As discussed, it is my view that the proposal must at least 'wash it's face' in terms of parking provision and **must therefore provide at least an additional 6 parking spaces**. During my site visit, I noted that freely usable spaces were between 12 to 15 spaces.

'The hard surfaced area to the east of the clubhouse is formally laid out for parking with 12 fully accessible spaces. There are 3 more potential spaces which could be utilised, but doing so could cause some blocking of car paces. Of these, 2 are in the area where the extension is proposed and one is in the south east corner of the parking area. There are therefore between 12 to 15 spaces to serve the existing clubhouse.'

I have attached a copy of the previous refusal and Appeal decision dismissing the appeal. It is quite evident that the circumstances of the site have not changed materially nor have the considerations.

I will hold the application until early afternoon tomorrow as agreed. After that we will issue a decision unless it is withdrawn. I would expect planning permission to be refused.

I therefore look forward to hear from you ASAP.

Regards,

Ross
(Leal)

Ross Leal DipTp, MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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Visit Arun's web site at www.arun.gov.uk



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APPEAL DISM.

R/82/93

Single-storey extension to
south of pavilion as snooker
room

Pavilion at Recreation Ground
Jubilee Avenue
Rustington Littlehampton
West Sussex

REASON 1 : Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority and the proposal is therefore contrary to policy EVT7 of the Local Plan.

REASON 2 : The proposal would increase the pressure for on-street parking in the area where the Local Planning Authority considers that insufficient space is available for parking on-street.

TOWN AND COUNTRY PLANNING ACT 1990

R/82/93

Single-storey extension to
south of pavilion as snooker
room

Pavilion at Recreation Ground
Jubilee Avenue
Rustington Littlehampton
West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Refuse to approve the development as described in the application and plan for the reasons stated.

TO: Mr R J West
3 Beaumont Park
Littlehampton
West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

12th July 1993



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

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GTN 1374

R J West
3 Beaumont Park
LITTLEHAMPTON
West Sussex

Our Ref:
RUS/9/93/R/82/93
Our Ref:
T/APP/C3810/A/93/227968/P7

Date: 13 DEC 1993

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY RUSTINGTON SPORTS AND SOCIAL CLUB
APPLICATION NO: R/82/93**

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Arun District Council to refuse planning permission in respect of an application for a single storey extension to the south of the pavilion as a snooker room at The Pavilion, Recreation Ground, Jubilee Avenue, Rustington. I have considered the written representations made by you and by the Council and also those made by Rustington Parish Council and other parties. I have also considered those representations made directly to the Council which have been forwarded to me. I inspected the site on 1 November 1993.

2. From what I have read in the representations and seen during my inspection of the site and its surroundings, I consider the two main issues in this case are: firstly, whether the car parking provision is adequate to serve the proposed development, and secondly, whether the proposal would result in harm to living conditions or inconvenience for occupiers of nearby dwellings.

3. The development plan for the area is represented by the West Sussex Structure Plan and the Arun District Local Plan. Policies in the Local Plan require new development to have no materially adverse effect on the amenity or character of the area and to conform to specific criteria, including compliance with the Council's car parking standards.

4. The proposed extension to the pavilion is required to be provided with 1 car parking space per 4.5m² of public area. The Council have stated that this would give rise to a need for 9 additional on-site car parking spaces. The planning application makes no provision for further car parking beyond the hard surfaced area that already exists for this purpose.



The Council have indicated that this existing car park is already approximately 40 spaces below the actual requirement for the pavilion. Whilst I note that you intend to redesignate the car parking layout within this area to create additional spaces, the total parking provision shown on the application plan is just 13 spaces. Having regard to this, I conclude that the car parking provision is inadequate to serve the proposed development.

5. You state that the construction of the proposed snooker room would not lead to any increase in the numbers of people using the pavilion. However, I note there is concern expressed by residents of Jubilee Avenue regarding the present level of usage, which leads to cars being parked in the road, at the turning head of the cul-de-sac and in positions which obstruct entrances. Even if your assertion regarding the numbers of persons is correct, the proposed development would not lead to any significant improvements to alleviate the parking difficulties which already exist. If, as the Council maintain, the development would result in increased demand for parking, then the problems presently encountered in Jubilee Avenue would be exacerbated. On the balance of probability, I agree with the Council's view that the enlargement of the pavilion would increase its capacity and therefore lead to an increased use of Jubilee Avenue for car parking. As the present level of activity is already causing concern, I conclude that the proposed development would result in harm to living conditions and further inconvenience for occupiers of nearby dwellings.

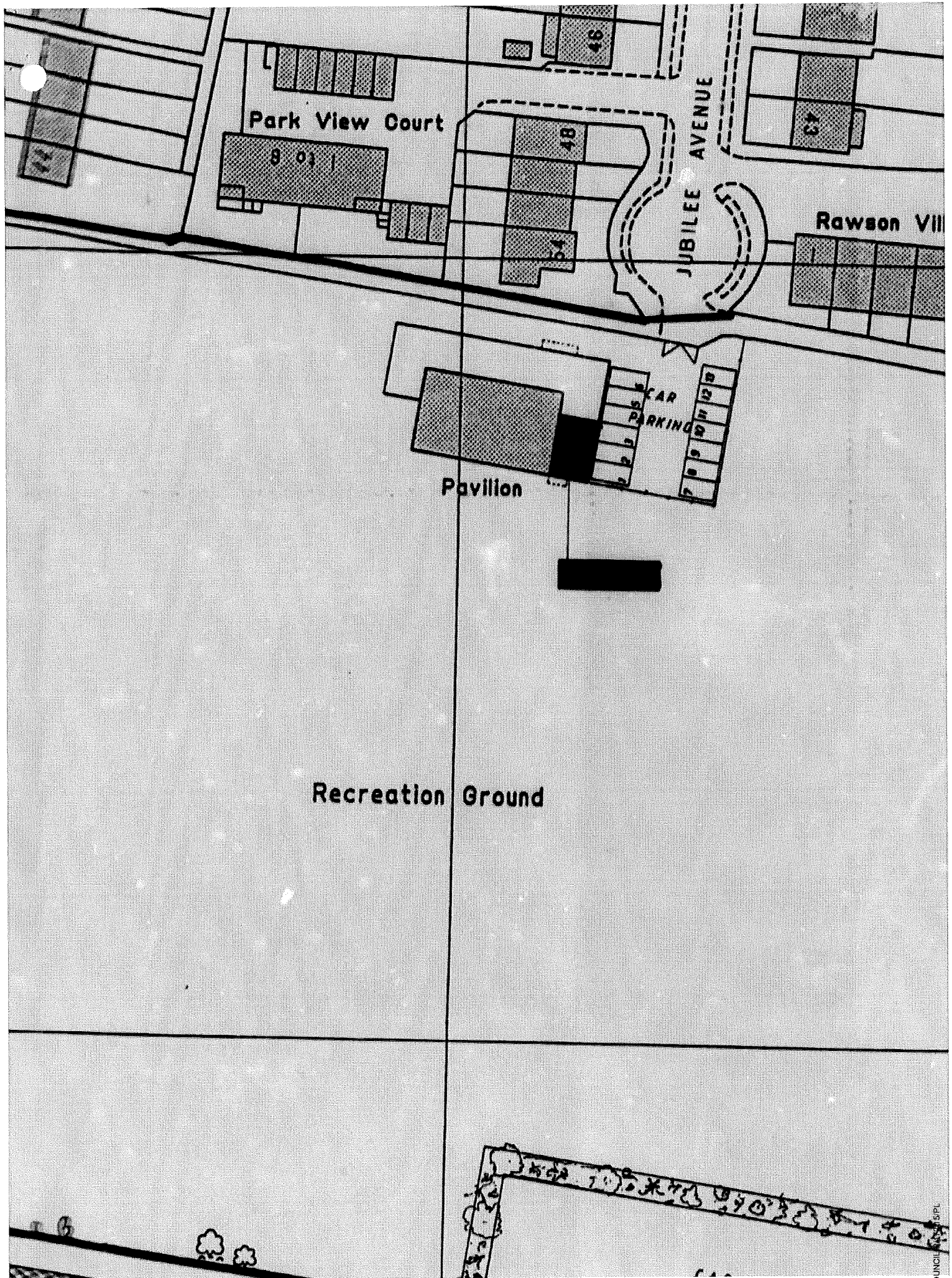
6. I have considered all the other matters raised in the representations including the presence of the car park near the village hall and your contention that the development would be a much needed facility, but I have found neither these nor any other matter to be of such weight as those upon which I have formed my conclusions and which lead to my decision.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

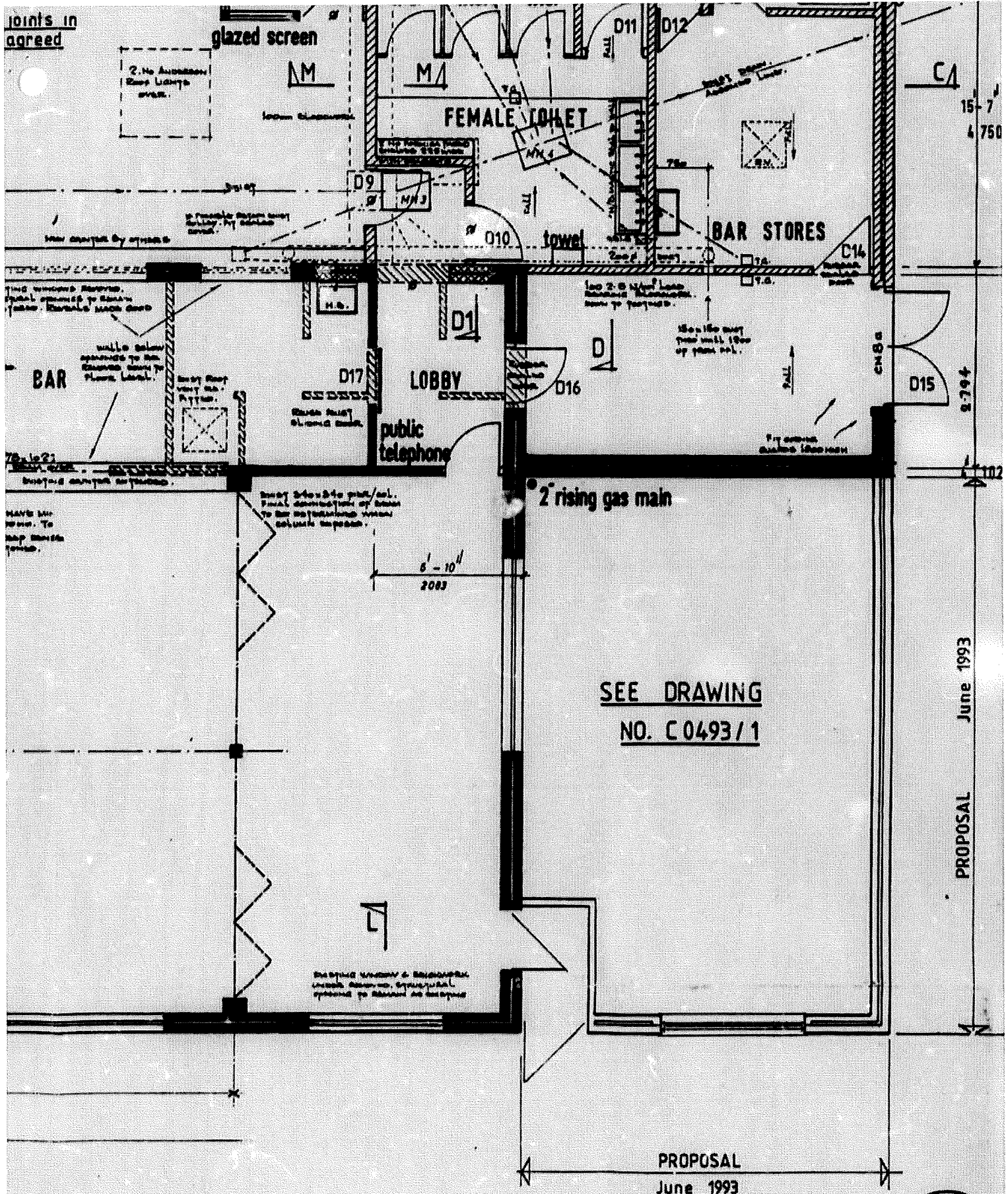
Yours faithfully



C GRACE DipTP(Nottm) FRTPI FBEng PPIAAS
Inspector





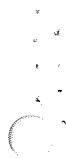


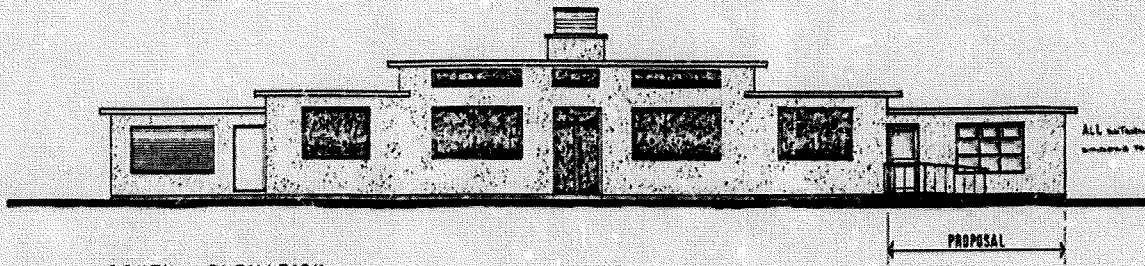
SEE DRAWING
NO. C 0493/1

PROPOSAL
June 1993



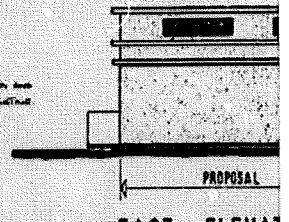
GROUND - JUBILEE AVE - RUSTINGTON PARISH COUNCIL - 1983



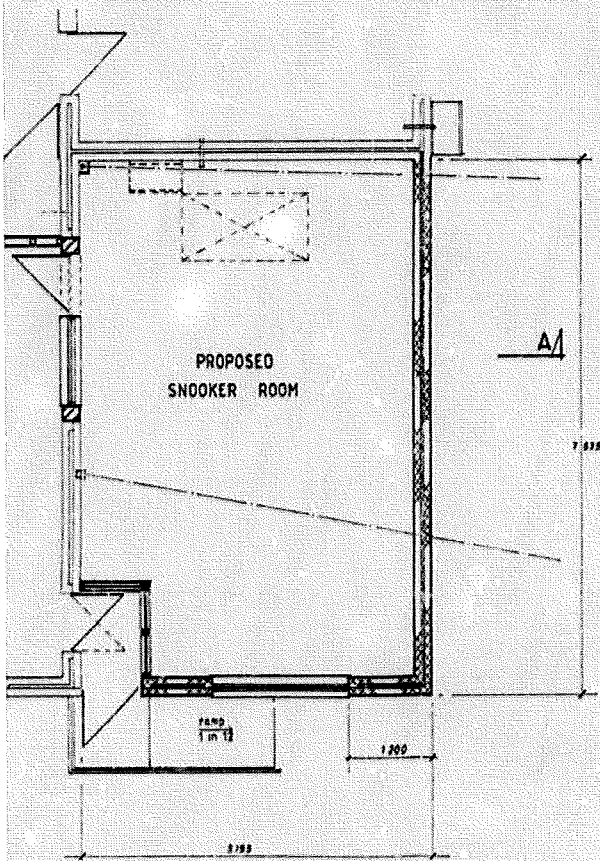


SOUTH ELEVATION

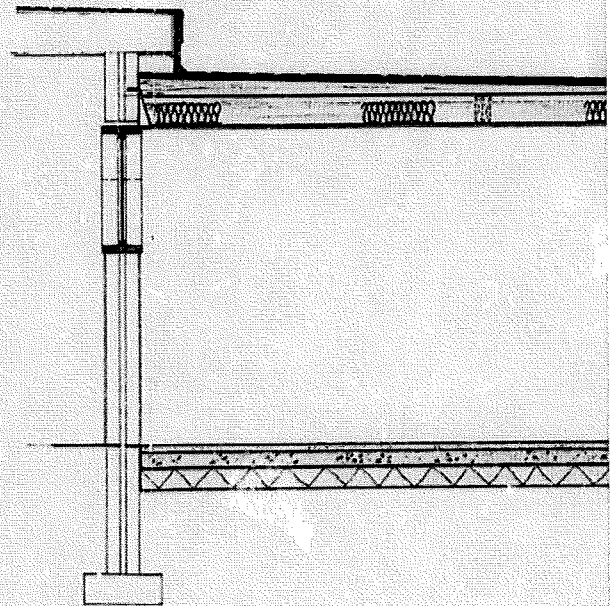
All structural members are assumed to follow existing



EAST ELEVATION



PLAN



SECTION A - A



