

Y/51/07

**PLANNING APPLICATIONS REPORT**

|                         |                                                                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION/<br>ADDRESS | - Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for alterations to accommodate shared use as a youth centre and childrens centre.<br>Mary Woolven Youth Club, Main Road, Yapton. |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**THE SITE AND ITS SURROUNDINGS**

|                       |                                                                                                                                                                                                                                                |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE AREA             | 820 square metres approximately.                                                                                                                                                                                                               |
| TOPOGRAPHY            | Predominantly flat.                                                                                                                                                                                                                            |
| TREES                 | None of significance affected by this application.                                                                                                                                                                                             |
| BOUNDARY TREATMENT    | 1.2m high post and rail fencing to front and southern boundary and 2m high close boarded fencing to north.                                                                                                                                     |
| SITE CHARACTERISTICS  | Detached single storey, cream painted brick built structure with a pitched corrugated roof.                                                                                                                                                    |
| CHARACTER OF LOCALITY | The site is situated within a mixed commercial and residential area, opposite the site is a local parade of shops, to the south is the community centre. The residential development consists predominantly of two storey detached properties. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|-----------|-------------|----------|
| None      |             |          |

**REPRESENTATIONS RECEIVED**

| SOURCE                | SUMMARY OF CONTENT |
|-----------------------|--------------------|
| Yapton Parish Council | Awaited            |
| LOCAL GROUPS          | None               |
| OTHER                 | None               |

**CONSULTATION RESPONSES**

| CONSULTEE            | SUMMARY OF RESPONSE |
|----------------------|---------------------|
| Environmental Health | No objections       |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE                |
|-----------------------------------------------|
| Within Built-up Area Boundary<br>Class B Road |

**DEVELOPMENT PLAN POLICIES**

Y/51/07

**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1, DEV1, CH1  
 Arun District Local Plan : GEN7

**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.

**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 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 within a mixed commercial and residential area, opposite the site is a local parade of shops, to the south is the community centre. The residential development consists predominantly of two storey detached properties.

The proposal seeks planning permission for secure cycle and buggy parks with lockers, alterations to the building to provide new doorway and other maintenance and the construction of an accessible ramp to the fire escape.

The proposed alterations to the main building including the accessibility ramp are considered

**Y/51/07****CONCLUSIONS**

to be minor and acceptable. No details of the buggy or cycle parking have been provided, the details of the elevations should be requested by condition, however the principle of both is considered acceptable.

The proposed works are considered unlikely to give rise to adverse overshadowing or overbearing affect to any neighbouring property or use and would not have an adverse affect on the character of the surrounding area.

It is therefore recommended that no objection be raised to this application.



**YAPTON**

Y/51/07/

---

Application under Regulation 3 of the  
Town and Country Planning General  
Regulations 1992 for alterations to  
accommodate shared use as a youth  
centre and childrens centre.

Mary Woolven Youth Club  
Main Road  
Yapton

---

**RECOMMENDATION**

---

**No Objection**

---

