

**PLANNING APPLICATION REPORT**

**REF NO:** LU/353/11/MMA

**LOCATION:** Southfields Playing Field  
Southfields Road  
Littlehampton

**PROPOSAL:** Minor material amendment following the grant of planning permission LU/283/11 for addition of a storage area within the enclosed courtyard, window alignment and location and external kitchen door.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is for a minor material amendment to provide an additional storage area within the enclosed courtyard of the approved building to be accessed from the main hall. The application also seeks to reposition the eaves level windows on the northern elevation of the approved sports hall
SITE AREA	3800 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The proposal includes the retention of all existing trees
BOUNDARY TREATMENT	The front southern boundary is mainly open with a fence separating the site from the footpath and Southfields Road. The site is surrounded on the northern and western sides by public open space comprising playing fields and a children's play area. The eastern boundary of the site is marked by a belt of trees running north-south.
SITE CHARACTERISTICS	The site is currently occupied by the existing changing facilities, a basketball court and a parking area suitable for accommodating circa 20 cars. The existing changing facilities consists of a brick built, 4 way pitched roof construction with a floor plan providing 2 changing rooms. The basketball court which lies within the site which will be unaffected by this development.
CHARACTER OF LOCALITY	The site is located in a residential area characterised by 2 storey detached and semi-detached homes.

**RELEVANT SITE HISTORY**

LU/283/11/	Demolition of existing changing rooms and construction of new changing rooms and community/sports facility.	Approve Cond 01-12-2011
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LU/249/62

Sports pavilion changing rooms and  
ladies/gents conveniences

Approve  
11-01-1963

#### REPRESENTATIONS

##### Representations received:

Littlehampton Town Council

- No comment as have a prejudicial interest in the application

##### Comments on Representations received:

No comments

#### CONSULTATIONS

##### Consultations responses received:

None

##### Comments on Consultation responses:

No comments

#### POLICY CONTEXT

Designation applicable to site:  
Within Built-Up Area Boundary

#### DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)  
[GEN7](#)

Built-up Area Boundary  
The Form of New Development

#### PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

#### POLICY COMMENTARY

##### PLANNING

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

##### PLANNING

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 proposed Material Minor Amendment would amend the previously approved elevation plans and ground floor plans to planning approval LU/283/11; drawing No.s 1051 (GA) 04; 1051 (GA) 05; 1051 (GA) 06. This application was considered at Development Control Committee on 1st December 2011.

The proposed Material Minor Amendment would include a storage area within the internal courtyard of the approved community facilities to be accessed from the main hall, and amend the north, south and east elevations of the sports hall with regard to the positioning, size and design of the approved fenestration.

The proposed storage area will reduce the footprint of the internal courtyard from 75 metres square to 50 metres square. It will measure 10 metres in width and 2.4 metres in height and will be timber clad to match the front elevation of the sports centre approved in LU/283/11.

The proposed amendments to the north elevation consists of lowering the approved windows by 1 metre. The amendments to the east elevation involves lowering the windows by 1.7 metres. The proposed amendment to the southern elevation involves the installation of 7 windows on the southern elevation of the main hall at a height of 5.3 metres to allow natural light into the hall.

The amendments to include the proposed storage area will ensure that adequate storage is available for equipment used by groups renting that hall and so will improve its function and ensure that the site use is maximised for all the community.

The amendments to the fenestration to the north, south and east elevation are considered to be acceptable as these do not detrimentally impact upon the surrounding area nor the amenity of of the neighbouring residential dwellings.

It is therefore recommended that the application be approved subject to the following conditions.

## **RECOMMENDATION**

### **APPROVE CONDITIONALLY**

- 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).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

1051 (GA) 00 REV A  
1051 (GA) 01 REV X  
1051 (GA) 05 REV E  
1051 (GA) 06 REV A

1051 (GA) 15 REV A  
1051 (GA) 16 REV A  
1051 (GA) 20  
1051 (GA) 07 REV A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The use hereby permitted shall not commence until provision has been made within and in the vicinity of the site for the disposal of litter resulting from the use, and such provision shall be in accordance with details agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policy GEN7 and DEV26.

- 5 Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the amenities of nearby residents in accordance with Arun District Local Plan policy GEN7.

- 6 The building hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

8 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

**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**

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.