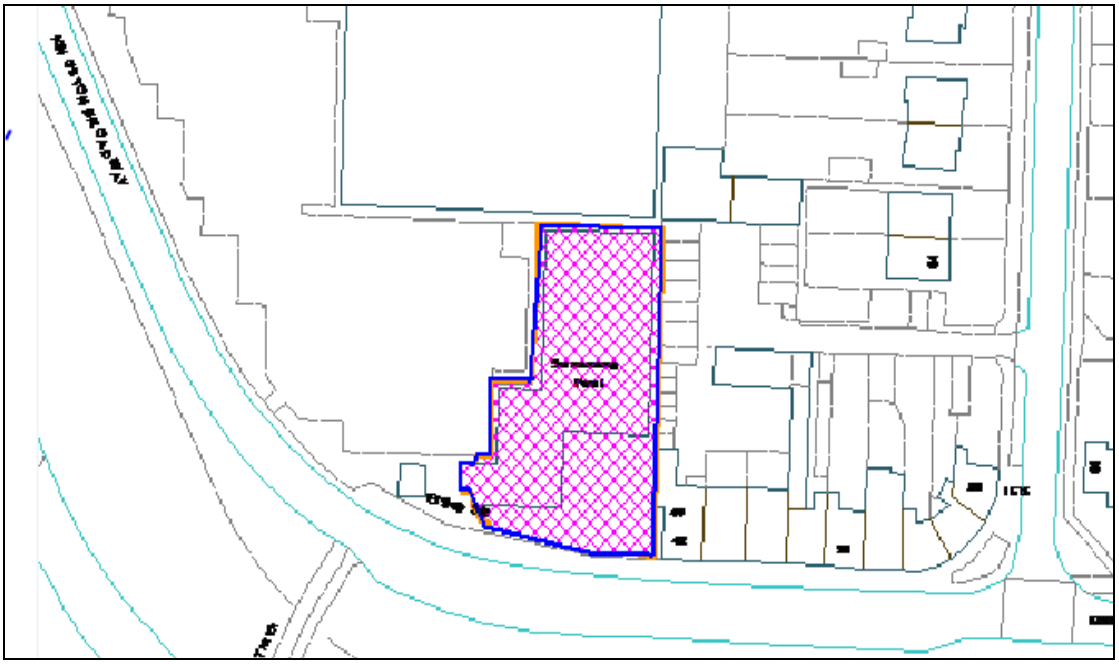
Application Number: AWDM/1023/16 **Recommendation – APPROVE**

Site: Adur Community Pool, Kingston Broadway, Shoreham-by-Sea

Proposal: Single-storey side extension to east elevation to provide additional changing facilities.

Applicant: Adur Community Leisure Ward: Hillside
Case Officer: Rebecca Tier



Not to Scale

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Proposal

The application seeks planning permission for a single storey extension to the east elevation of the Adur Community Pool building which would replace an existing portacabin to the east of the building which is currently used as offices.

The extension would provide additional toilet facilities, an office and 18 additional changing cubicles, 2 of which would be larger providing changing facilities for families and the disabled.

The extension would incorporate a floor area of 80.64sqm. The extension would measure 9.6 metres in length, 8.4 metres in width and 4 metres in height. The exterior walls would be brick with rendered panels to match the existing building and the hipped

roof would incorporate plain clay tiles with bonnet hipped tiles to the outer edges to match the features on the existing building.

It is not intended to provide any additional landscaping in conjunction with the proposed extension. The grassed area to the east of the building would be retained with a new small pathway formed, providing access from the fire door on the eastern side of the extension.

Site and Surroundings

The application site is situated on the southern side of the Holmbush Retail Park and faces Kingston Broadway to the south. The swimming pool building is a single storey brick building with a clay tiled roof which was constructed following approval by the Council in 1991. Planning permission was subsequently granted in 1994 for an extension to provide a training pool, refreshment area and first aid/staff room.

Relevant Planning History

SU/135/91 – Planning permission was granted in 1991 for a community swimming pool building

SU/161/94 – Planning permission was granted in 1994 for an extension to provide a training pool, refreshment area and first aid/staff room.

Consultations

West Sussex County Council: No objection from a transport/highways perspective as the proposed extension is considered unlikely to cause any significant trip generation.

Adur & Worthing Councils:

The ***Environmental Health*** Officer has raised no concerns, yet has requested that a precautionary contaminated land condition be included in any recommendation for approval.

The ***Access Officer*** has advised that in accordance with the Equalities Act 2010 it is important that reasonable adaptions are made for disabled changing and shower facilities where possible in existing public buildings that might have legacy restrictions. He has requested that an Access Statement is submitted clearly defining how the extension to the swimming pool building improves the disabled changing and shower room facilities.

Southern Water Services: No objection, requested that conditions relating to formal approval for connection to the public sewer and suitable provision for surface water drainage be included on any recommendation for approval.

Representations

No letters of public representation have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 & AR7
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

It is considered that the principle of an extension to this existing recreational facility within the built up area can be supported in line with saved policy AR7 of the Adur Local Plan.

This is however subject to i) the development being of a scale and character appropriate for the locality ii) no harm to nature conservation, archaeological and landscape interests iii) local environmental considerations, including the effects on residential amenity of nearby dwellings iv) on-site car parking arrangements and access to the public highway being acceptable v) the incorporation of appropriate facilities for people with disabilities and vi) the incorporation of a landscaping scheme.

Visual amenity

The proposed single storey extension would infill part of the grassed area to the east of the existing swimming pool building yet the remainder of the landscaped area to the east would be retained as part of the proposal. The extension would measure 4 metres in height and would sit approximately 3.2 metres lower than the ridge height of the existing single storey swimming pool building. The extension would appear as a smaller subsidiary addition to the existing building with a hipped roof to mirror that on the main building.

The walls of the extension would be externally clad with matching brickwork and rendered panels. The roof of the extension would incorporate matching tiles with bonnet hip tiles to the outer roof edges to match the original building. The extension would therefore remain in keeping with the original swimming pool building in terms of scale, design and appearance. In comparison to the view of the existing building from Kingston Broadway to the south, it is considered that the proposed extension would improve the visual amenities of the site as it would replace the existing grey porter cabin to the east of the building with a more sympathetic extension to the original building.

Residential amenity

The nearest residential occupiers to the proposed extension would be located to the east of the site, within the flats in the first and second floor levels of 44 Kingston Broadway. The proposed extension would be situated 5 metres from the neighbouring building, 44 Kingston Broadway which comprises a bike shop at the ground floor level.

As the proposed extension would provide additional changing and toilet facilities to serve the existing swimming pool building, the opening times of the facility would remain the same and the main entrance/exits would remain unaltered. It is therefore considered that the proposed extension and additional changing facilities, toilets and office would be unlikely to cause any disturbance to the occupiers of the neighbouring flats to the east.

Other than one fire door for emergency access, no windows would be incorporated in the eastern side wall of the extension. The proposed extension would face the blank side wall of the neighbouring building to the east and would therefore cause no loss of amenity to the occupiers located to the east of the site.

Accessibility and parking

The proposed extension would not result in any changes to the access arrangements or parking provision serving the swimming pool building. The WSCC Highways Authority has confirmed that they would not therefore anticipate any additional or significant trip generation to occur in relation to the proposed extension and have raised no highways concerns.

Disabled Access

It is important that in accordance with the Equalities Act 2010 that reasonable adaptions are made for disabled facilities where possible in existing public buildings that might have legacy restrictions. The amended floor plans received show that 2 larger changing room cubicles within the proposed extension would provide disabled and family changing facilities. As only floor plans of the proposed extension have been submitted, it is unknown what existing disabled access, changing and shower facilities exist in the original building.

The advice of the Council's Access Officer has been sought who has advised that an access statement clearly outlining the existing disabled changing and shower facilities within the existing building and how the extended facility improves the existing provision in compliance with the Equalities Act. Officers have requested that an additional statement providing this supporting information be submitted to the Council; however this has not been received at the time of writing this report. The contents of this statement will therefore be reported at the Committee Meeting.

The minimum standards for disabled shower/changing room facilities in a public building would mainly be controlled by the guidance within Part M of the Building Regulations and the associated diagrams in Approved Document M.

Landscaping

The Planning Agent has confirmed that there is no intention to provide any additional landscaping in conjunction with the proposed extension. Part of the existing grassed landscaped area to the east of the building would however be retained. As the proposal would involve the removal of the existing porter cabin and construction of a small subservient addition to the existing building which would enhance the visual amenities of the site, it is considered on balance that any additional landscaping would not be necessary.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match existing
3. Approval of surface water drainage details
4. Precautionary contamination land
5. Carried out in accordance with approved plans

Informative

1. Proactive Statement – Amended plans
2. Southern Water – Connection to public sewerage system

5th September 2016