expires · 31·08·09

Development Control – Delegated Officer Report

Application Number: ADC/0249/09 Recommendation - Permit

Site: **Leisure Centre Lancing Manor Old Shoreham Road Lancing West Sussex**

Proposal: **Wet weather gazebo (on north-west corner of petanque court)**

The Application

The application relates to land leased from Adur District Council by The Adur Petanque Club, to the SE of Lancing Manor Leisure Centre.

The Club currently lease two court areas, one directly to the south-east of the main entrance to the leisure centre, north of the car park, and another located to the east of Noah's Ark Nursery. The application relates to the former, and consists of a wet weather gazebo that can be used by club members to shelter in inclement weather.

The proposed structure would be located on a block paved area on the NE corner of the court. The gazebo would be open sided, and octagonal in shape, constructed out of oak posts with a cedar shingle roof. It would be 3.4m in diameter, and would have a height of 3.1m . Removable canvas panels would be inserted between the posts when in use.

Consultations and Representations

Adur District Council: The Parks Department have made no comments on the proposals.

Lancing Parish Council: No comments received.

Third Parties: No third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR1
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS17 'Planning for Open Space, Sport and Recreation' (ODPM 2002)

Planning Assessment

Policies
The proposals sits within Lancing Manor Park, an area owned by Adur District Council and designated as public open space on the Proposals Map. It is therefore subject to Policy AR1 which serves to protect the continual use of such areas for public recreational purposes, and where development will only be permitted if it is for recreational purposes, subject to the amenity of nearby residents not being adversely affected.

Visual amenity
The proposed gazebo is modest in scale in comparison to the surrounding Leisure Centre buildings, and is considered in its design. The materials to be used would not be unsympathetic for the location, and the size of the structure would not be overly large for the courtside space.

The proposed gazebo would still enable public use of the facility and would therefore comply with policy AR1 of the Local Plan.

Recommendation

APPROVE for reason that :-

The proposed development would help meet the need for improved recreational facilities without detracting from the existing local environment. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR1).

1. C1Ci
2. The materials to be used for the development hereby approved shall be as specified on drawing 110/A dated 06/07/09, with natural oak posts and a cedar shingle roof, unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of amenity and to comply with policy AG1 of the ADLP.*

Case Officer: [redacted]
Date: 03/08/09 PB 4/8