Expiry: 13/11

Development Control – Delegated Officer Report

Application Number: AWDM/1288/23 Recommendation: Grant

Site: Scout Headquarters, Pond Lane, Worthing

Proposal: Single storey extension to south elevation.

Date of site visit: 22/9

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to 2nd Durrington's sea scout hut which is on the north side of Pond Lane adjacent to Pond Lane recreation ground to the north and west, public car parking to the east and housing to the south and east. A commercial garage is over the road to the south west. Otherwise the site is within a largely residential suburb of Worthing. The building sits behind a high hedge with double gates onto Pond Lane. A pre-school 'Bright Kiddies' also occupies the site.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

The site is known to be at 'more' and elsewhere at 'intermediate' risk of surface water flooding as well as from groundwater flooding.

Proposal

Planning permission is sought to add a front 'south side' mono pitched roof extension to this metal sheet clad building. Along with a new lobbied entrance the extension will provide bunk bed sleeping facilities for 6 people and a separate bathroom, wheelchair accessible. 2nd Durrington would like to run more sleepover activities for their own group and allow other groups to use it too. This requires separate sleeping/bathroom facilities for accompanying adults.

The extension measures 12.379 metres in width, 3.2 metres in depth and is 3.8 metres to ridge and 2.9 metres to eaves.

It is proposed in the same corrugated material with a window in the east elevation and doors and windows in the south elevation including two high level windows in the original south façade.

Relevant Planning History:

None.

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Consultations:

Highways:

> The proposed extension will facilitate additional sleeping areas for use by the scout hut. The proposed development is not anticipated to give rise to material increase in movements to or from the site. Existing access and parking arrangements will be retained.
>
> In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Public Sector Housing: No objection

Environmental Health: Construction hours condition recommended.

WSP Drainage:

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

Following a review of the updated information and due to the location and temporary nature of the development, we would recommend the approval of the application with the following condition attached:

Condition 1: Prior to the first use of the development a Flood Warning and Evacuation Plan shall be submitted to and approved in writing to the Local Planning Authority. The plan shall include the consideration of flood resilience and resistance measures such as: 300mm raised finished floor levels. Furthermore, the development shall not be used during a yellow flood warning.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur and Worthing Council.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM7, DM8, DM16, DM17, DM20, DM20
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

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Planning Assessment

Extensions and alterations to community recreational buildings within the built-up area will in principle be supported where they are compliant with other policies in the local plan. The key considerations in this case are the impacts of known surface and ground water flooding on users of the site and beyond as a result of this development. Visual and residential amenities of the locality must also be considered.

Flood Risk

The Council's drainage engineer has reviewed the Flood Risk Assessment and is satisfied that the development can proceed subject to condition that flood resilience measures are submitted for approval. A second condition requiring a flood warning/evacuation plan to be submitted is also recommended. .

Visual Amenity

The extension will largely be hidden behind a high hedge. It is well removed from residential boundaries. It is designed sympathetically to the original building. It will not be harmful to visual amenity.

Residential Amenity

The extension may encourage greater evening use of the building but it is considered that the site is sufficiently removed from residential boundaries that harm to residential neighbours will not occur.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Details of Flood warning/evacuation plan
5. Details of flood resilience/resistance measures

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

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Case Officer: MOK Date: 20/12/23

Authorised by: Jo Morin Date: 20.12.2023