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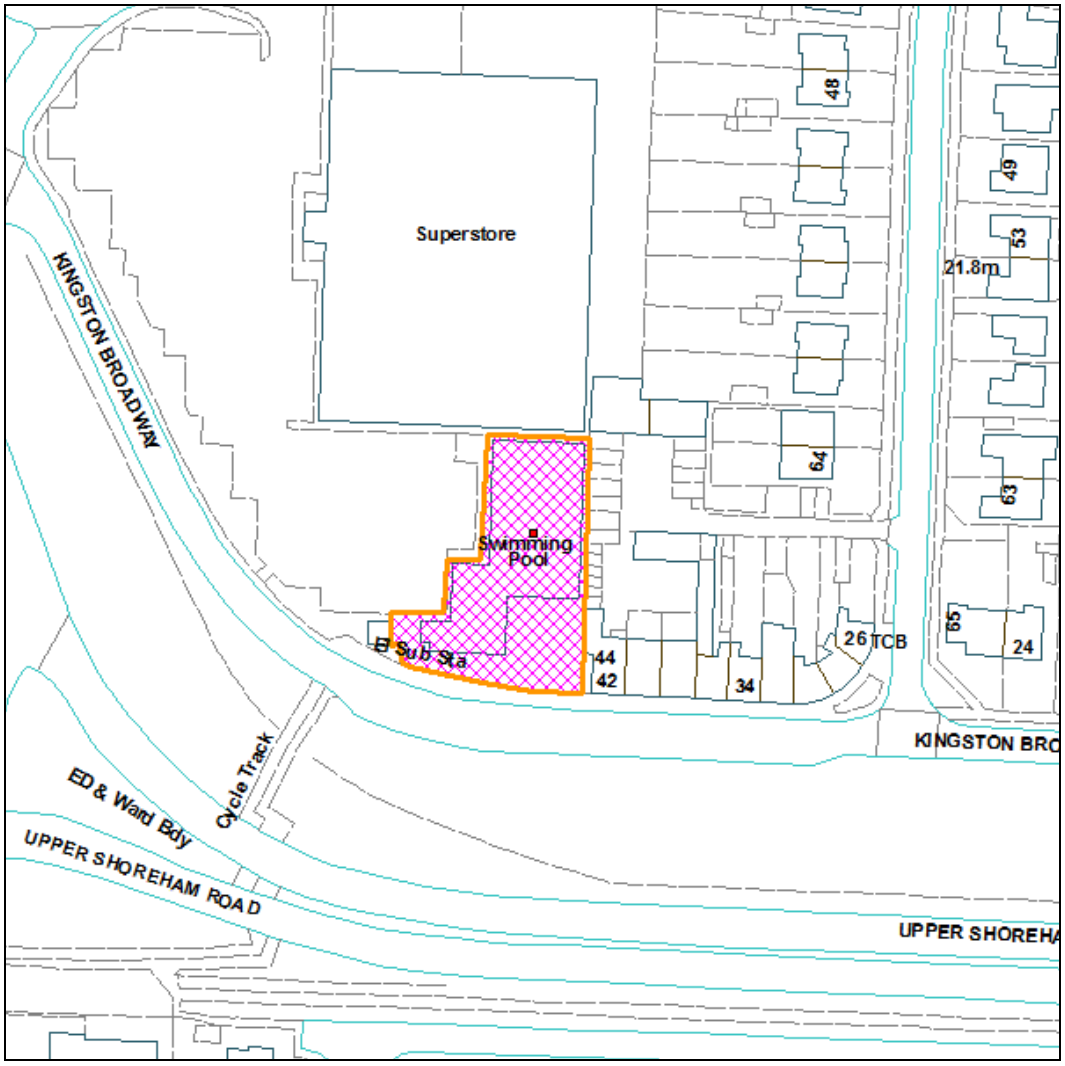
Application Number: AWDM/1144/19 **Recommendation: APPROVE**

Site: **Wadurs, Kingston Broadway, Shoreham-By-Sea**

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

Applicant: Kevin Smith
Adur & Worthing Councils
Ward: Hillside
Case Officer: Gary Peck



Not to Scale

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Proposal

This application seeks full permission for a single storey extension to the eastern elevation of Wadurs swimming pool to provide an additional changing area/wc and office. An almost identical proposal was granted permission in September 2016 but has not been implemented and will therefore lapse this month as work has not has commenced.

This application effectively seeks to renew that earlier permission, although there are some minor internal changes (18 cubicles were proposed under the previous application, compared with 16 slightly larger cubicles under this proposal) and a window is proposed on the northern side of the extension serving the office, which was not part of the previous scheme (there is a gap retained between the northern part of the proposed extension and main building). The size of the extension remains the same, however, at 80 square metres.

At present, a portacabin sits on part of the site which is currently used as offices.

Site & 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

AWDM/1023/16: Single-storey side extension to east elevation to provide additional changing facilities – granted permission in September 2016. The permission has not been implemented and will lapse in September 2019.

Consultations

Environmental Health: No objection

Southern Water: No objection subject to a drainage condition

West Sussex County Council:

Summary

This proposal is for a single side extension to provide an additional 80sqm of changing room space. The site is located on Kingston Broadway, an unclassified road subject to a speed limit of 30 mph.

WSCC in its role as Local Highway Authority (LHA) were previously consulted regarding highway matters for this site under application AWDM/1023/16, raising no objections. This application was permitted by the Planning Authority.

Content

No alterations to the existing access or parking arrangements are proposed. The additional changing rooms proposed are not anticipated to result in a material intensification of use of the site access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

Representations

No comments received

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 15: Quality of the Built Environment and Public Realm, Policy 32: Open Space, Recreation and Leisure

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

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

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

Although the permission will lapse later this month, it is considered that the principle of development was established by that permission. It is also noted that a new Local Plan has been adopted since permission was previously granted but the aims of the relevant policies remain the same which seek to support facilities such as those being provided subject to the normal development management criteria.

The previous considerations still apply to the proposal therefore. At present, the land contains a portacabin that is quite unsightly when compared to the rest of the building. The removal of this will benefit the character of the area, and its replacement with an extension which will be of similar design but subsidiary to the main building (the roofline is about 3 metres lower than the height of the main building) is therefore to be welcomed.

The new facilities will provide 16 new cubicles, 2 of which are the larger family type hence which could also be suitable for disabled access.

In the absence of any changed circumstances since permission was last granted, therefore, the recommendation is to grant approval.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Full Permission
03 The external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building.
Reason: In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan 2017
04 Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: *To ensure adequate drainage and to comply with policy 36 of the Adur Local Plan 2017*