Development Control – Delegated Officer Report

Application expiry: 07.05.07

Application Number: ADC/0096/07 **Recommendation - Permit**

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

Proposal: **Store on north side of sports hall**

The Application

The application relates to Lancing Manor Leisure Centre, located in Lancing Manor Park on the north-east side of the junction between Old Shoreham Road and Manor Road.

The proposal is for a storage unit, 13m wide, by 4m deep, by 3.5m high. The proposal would be constructed in corrugated steel with a mono-pitch roof and would be accessed by two sets of double doors in the north elevation of the Leisure Centre. There would be no doors in the exterior of the storage unit .

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer - Ideally would prefer brick-built structure to reduce noise transmission during storage of equipment and possible noise break-out, but location and topography should prevent any potential noise problems.

Environment Agency – No comment received.

WSCC- Highways & Transport – No comment received.

Lancing Parish Council - No objection.

Third Parties

There has been no letters of objection from the adjacent sites.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, NE12.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AR1.
Adur Development Plan – Submission Core Strategy (ADC 2007): ENV1.

Planning Assessment

The main concern of the application is the effect that the store will have on the visual amenity of the locality and whether its presence will spoil the overall enjoyment of the park for its users.

The proposed storage unit, although large in size and to be made in corrugated steel would be unseen from most of the public areas of the park. Part of the steep banked area at the rear of the building would be excavated to provide space for the proposed unit. The slope is an area which is covered with grass and brambles and not used by members of the public, therefore the storage unit would not be seen to reduce the size of public open space in the park.

The design of the proposed structure would be considered to be appropriate for the end use of the unit, and although not in keeping with the brick built rear elevation would still be considered acceptable due to its concealed position and the multiple exterior materials of the rest of the Leisure Centre buildings.

The distance from the proposed storage unit and the closest residential property is 115m to the north in The Moorings (No's 12, 13 & 23) and combined with the severe gradient of the park would not have an adverse impact on the residential amenity through noise disturbance to any of the houses of the surrounding area.

Recommendation

APPROVE for reason that:- 1PPi – amended.
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AR1) and the West Sussex Structure Plan (LOC1, DEV1)

1. C1Ci.
2. C12Ai – amended.
   No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed storage building have been submitted to and approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 19.04.07

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