Expiry ~~01.01.08~~.
24/12

Development Control – Delegated Officer Report

Application Number: ADC/0671/07 Recommendation - Permit

Site: **Former Garage Compound North Of 33 Leconfield Road Lancing West Sussex**

Proposal: **Community centre building (revised design)**

The Application

The application is put in on behalf of The Leconfield Community Centre, on a site consisting of a former garage block owned by this Council, on the east side of Leconfield Road, within the built up area of Lancing.

The proposal is for a single-storey building which would be used as a Community Centre. The building would be a maximum of 19.7m wide by 10.8m deep with an overall height of 6.5m to the ridge of the roof. The northern end would be 8.3m deep with a lower ridge line of 5.5m. It would be built of brick with a blue/grey insulated metal sheet roof.

Internally, it would provide a meeting hall with large feature window in the west side and three velux windows in the eastern roof slope. There would be a kitchen, café, second smaller meeting room, office, WC's and storage area.

There have been two previous applications for a community centre on this site, all of a similar size and scale. L/5/04/TP was a more traditional style gabled ridged roof building, similar to this application whereas L/28/05/TP had a more contemporary design and use of materials. Both received planning permission under delegated powers.

Consultations and Representations

Chief Environmental Health Officer: No objection to the revised design but would suggest that any previous recommendation will respect to usage are reinstated as necessary.

County Transport Planning Services: Refer to comments dated 13th January 2004 for L/5/04, subject to a condition to secure pedestrian visibility splays either side of the crossover serving the parking spaces.

Comments from L/5/04 – The proposed access at the southern end of the site has sub-standard visibility due to the road alignment south of the site. The best place for any access is at the northern end of the site. Having said that, an access across much of the frontage exists at present and therefore, it would be difficult to maintain an objection particularly as there are only 3 spaces proposed. As existing the vehicular crossover will need to be

resurfaced across the whole site frontage. No highway objection subject to conditions.

Lancing Parish Council: Yet to comment.

Third Parties: There have been two letters of objection to the proposals.

The owner of No.36 Leconfield Road has objected on the grounds that parking would be a major problem as at present many residents have to park on pavements. They also feel that the site is too small for the centre and that the centre will cause noise and disturbance putting more pressure on the police services.

The owner of No.32 Hurstfield objects on the grounds that the residents of Leconfield Road will be subjected to noise, muck and filth strewn about. They feel that an off-license will result in unruly behaviour, litter and vermin. They feel that the proposals will devalue their property and suggest that a hut in Tower Road would be an ideal alternative. They feel that there is no community today which could use the centre.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE11-12, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, ACS5.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

The principle of the development is already established by the previous full permission (L/5/04). The relevant considerations are the revisions to the design and the effect of the revisions on the residential and visual amenity of the locality and highway safety.

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy ACS5 of the Local Plan states that proposals to develop, extend or improve community facilities within the built up area will be permitted subject to compliance with other Plan policies. AG1 states that provided development is within the built-up area that it will be permitted subject to other Plan policies and to it not detracting from the existing local urban environment.

Residential amenity
The siting of the building is similar to that of the previous two applications, although the size is slightly larger. A gap of 1.0m is proposed to be retained

between the building and the north, east and south side boundaries, whereas previously a minimum gap of 1.0m was retained to the northern side (L/5/04) and 1.5m to the southern side (L/28/05).

The ridge height of the proposed design has been increased from the two previous designs, from 5.2m to 6.4m, with the eaves being at a lower level (3.0m) on the east side towards the gardens of neighbouring properties, than at the front of the building 3.8m.

No objections have been received regarding the scale of the proposed community centre and the difference in height and width are not considered to be so great that it would result in an unacceptably overbearing effect being felt by the property to the north No.37 Myrtle Crescent. The closest corner of the building would be 6m from that of No.37 with a ridge height lower than the main building at 5.4m. The building would run the length of the garden but offset to the west so any affect on outlook would be minimal.

The south elevation would be gabled and would run to a point just over halfway (11m) along the length of the rear garden of the house to the south (No.33), the same as in L/5/04, with the only difference being the increase in height. It is similarly considered that the building would not be excessively close, being 1.0m – 1.6m from the boundary and 5.0m from the side of the house.

The door in the southern elevation would serve as a fire escape only and would therefore not cause disturbance through comings and goings by users of the centre to No.33. The amount of windows in the eastern elevation would be reduced down to one from the previous applications and an obscure glazing condition would prevent any loss of privacy from the garden to the east.

The use of the building should not cause nuisance provided hours of use are restricted by condition to, not later than 10pm unless otherwise approved.

Visual amenity

As to the design as a whole, the building is not as contemporary as that designed under L/28/05, but would have an appearance very similar to that of L/5/04. The scale would not appear out of keeping for the area being as it surrounded by two-storey houses. The proposed coloured metal roof, large feature window and planting to the front would help to create interest and prevent the building from appearing too anonymous.

Enough separation exists between the proposed building and the adjacent properties to the north and south (as detailed above) to prevent the building from appearing cramped within the site.

Access and parking

WSCC have made no objection to the proposed development subject to securing visibility splays by planning condition. There may be high demand for parking within the vicinity but given the accessibility of the site to local users and the provision for cycle storage it is considered that the proposals would not have an adverse effect on highway safety.

Other matter
Objections concerned with waste, litter and vermin would generally be covered by the provisions of Environmental Health legislation should there be a failure in the normal procedure of waste collection made by this Council.

Recommendation

APPROVE for reason that :-

2PPi – amended

The proposed development is within the built-up area and would help meet the need for additional community facilities without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, ACS5) and the adopted West Sussex Structure Plan (LOC1, NE11-12, DEV1. DEV4-5)

1. C1Ci
2. C12Ai
3. C18Ci – east
4. C11Aii
5. C8Gi
6. C9Ai – amended
   No use of the building shall take place until the kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been reduced in width and the kerb and pavement reinstated. The requisite specification can be obtained from the Area Office Engineer, WSCC Southern Area Office , Clapham Common, Clapham, Worthing, West Sussex BN13 £UR. There shall be no surface drainage of surface water from the property onto the highway.
   Reason: In the interests of Highway Safety and to comply with policy AG1 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

7. C9F – amended
   … shall not exceed 7.5m….

8. C14L – amended

The premises shall not be used other than between the hours of 8AM and 10PM daily unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of amenity and to comply with policy ACS5 of the ADLP and DEV1 of the WSSP.

Case Officer:
Date: 18.12.07

Planning Services Manager:
Date: 19.12.07

Planning and Regulatory Committee Chairman:
Date: Vice Chair. 7/1/08.