Development Management - Delegated Officer Report

Application Number: AWDM/0022/18 Recommendation – Approve

Site: Sussex County Croquet Club, Victoria Road, Southwick

Proposal: Construction of building to replace existing machine shed (southwest corner).

Date of site visit: 15 January 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates a store building in the SW corner of the Croquet Club site. It sits adjacent to the boundary with Kingston Lane to the west and the railway line to the south. The existing shed is a corrugated metal structure with a lean-to roof which does not provide sufficient security for the grounds maintenance machinery stored within it and the Club has suffered from break-ins.

It is proposed to replace the existing building with a new machine store. It will be larger than the existing building and will have a pitched roof. It will also be sited 1m from the flint wall on the southern boundary (the current building abuts the wall). However, it will not be brought closer to the road as there is an existing water tank immediately to the west.

The proposed building will measure 4.8m wide, 7.2m long and 3m high. It will be finished using dark brown stained feather edged boarding on a 400mm block wall. The roof will be covered with dark grey felt. Double doors will be provided on the north elevation to match the walls.

The site lies within the Kingston Buci Conservation Area.

Relevant site history

SW/3/05 - Steel Water Storage Tank (1.83M High And 4.57M Diameter) In Southwest – approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 33

National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The replacement shed is acceptable in principle as it replaces an outdated storage building in the same location for the benefit of a community facility.

Visual amenity and impact on Conservation Area

The main consideration is the visual impact of the new building and whether it will preserve or enhance the Conservation Area.

The proposed building will have a different roof form but will not be any higher than the existing structure. The existing building is visible from Kingston Lane as one passes the site, but existing conifers further along the western boundary and the railway embankment to the south help to screen it from wider views.

There will be some visual impact arising from the new building. However, the current appearance is tired and unsightly and the new building will have a more sympathetic material for the walls. The roof is to be clad in dark grey felt tiles which is considered to be acceptable and will give a better definition than a plain felt roof covering.

Overall, the proposal is considered to preserve the appearance of the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No external lighting

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 12 February 2018

Authorised by: Gary Peck Date: 15 February 2018