Development Management – Delegated Officer Report

Application Number: AWDM/0192/24 Recommendation: Approve

Site: Sussex County Croquet Club, Victoria Road, Southwick

Proposal: Modernisation of Clubhouse to include small extension, decking area, disabled parking and alterations to roof.

Date of Site Visit: 27 February 2024 and visited previously at pre-app stage

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to the Sussex County Croquet and Lawn Tennis Club which has its main entrance in Kingston Lane. The application relates specifically to the croquet club's clubhouse buildings which are located in the SE corner of the site, adjacent to Victoria Road and the railway line. It is within the Kingston Buci Conservation Area.

The existing clubhouse consists of two separate single storey, timber buildings in a T-shape which are in need of modernisation. The proposal is to link the two buildings with a new roof over the main clubhouse extending into the roof at the side of the existing canteen building to the north. The roof height will increase slightly by around 0.4m but, at 3.9m, it will remain lower than the roof of the canteen which is 4.1m high. The walls are to be clad with feather edged boarding. The roof is to comprise insulated panels.

Replacement windows and doors are proposed with raised decking to the north and west of the building.

Planning History:

None relevant to clubhouse

Consultations:

West Sussex County Council: The Highways Authority has no objection. No alterations are proposed to the existing vehicular access arrangement. The proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

Provision for two new car parking spaces is proposed, including one disabled parking space. From inspection of the plans, the proposed parking bays appear suitably sized. On-site turning does not appear achievable, although this is the existing arrangement

Adur and Worthing Councils: Public Health: No objection

Trees and Landscape: I have taken a look at the proposals for this application and consider that there will be minimal effect on the Sycamore tree, and have no objections.

ADCAG: Approve

Network Rail: Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail requests that, where applicable, the applicant / developer follows the Asset Protection informatives which are issued to all proposals within close proximity to the railway

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 28, 33, 34, 36
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity and impact on Conservation Area

The buildings are relatively unobtrusive but are visible from Victoria Road and do have a tired appearance. While the roof is to be raised in height slightly, the proposal will improve the appearance of the buildings and provide a more cohesive finish, linking the buildings together with uniform materials throughout, replacing the current variety of materials. It is considered that the proposals will preserve, and potentially enhance, the Conservation Area.

Residential amenity

The most affected neighbour is the bungalow at 63 Victoria Road which is located to the NE of the clubhouse. It has a garage immediately adjacent to the clubhouse which is to have the roof extension and its main outlook is beyond the clubhouse.

The proposed decking on the north side of the clubhouse will sit at least 4.4m from the boundary with No. 63 and will not be elevated to a significant extent. It is not considered that there will be an adverse impact on residential amenity.

Parking and access

There is a vehicular access from Victoria Road which is to be widened from 2.5m to 3m to improve access. Two parking spaces are shown, including accessible parking, which is to be provided following demolition of the southern part of the building (5.56m wide section). The alterations to the access will not have a significant visual impact.

WSCC has no objection on highway grounds.

Sustainability

The proposed works will make the clubhouse more energy efficient through the use of better insulation and improved windows and external cladding.

Trees

There are several pollarded trees to the west of the building which will be unaffected by the proposal. There are also larger trees to the north and east, close to the clubhouse, but these will also be largely unaffected, other than minor pruning works. The new extension will encroach slightly into the root protection area of a sycamore to the east of the building but no foundations are required. The parking area surface will also be close to the tree but the ground is already well compacted with a covering of tarmac and no significant impact is anticipated. A tree report submitted with the application makes several recommendations and these can be required to be implemented by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to be submitted for approval
4. Tree protection measures as per recommendations in report

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: 16 April 2024

Authorised by: Gary Peck Date: 16 April 2024