Development Control – Delegated Officer Report

Application expiry 16.01.07.

Application Number: ADC/0432/06 Recommendation - Permit

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

Proposal: **Single-storey extension to south east (multi-purpose/aerobics studio)**

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 single-storey extension 10.5m wide, by 13.3m deep, by 3.3m high, to the south east of the Leisure Centre to provide a multi purpose aerobics studio.

A recent application for 2 squash courts, alterations to the main entrance and a north side fire escape were approved 30 June 2006 (ADC/0072/06/TP). The agent has made it known that the current submission would be built and then at a later date the other alterations would be implemented (provided the permission were still within its three year time limit)

Consultations and Representations

Consultations/Comments

Lancing Parish Council No Objection.

Third Parties

There have been no third party representation on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5, NE12.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB25, AB31, AR1, AT12

Planning Assessment

The main concerns of the proposal are the relative effect on the visual amenity of the locality, specifically whether the extension is in keeping with the existing Leisure Centre buildings.

Policy DEV1 requires that development should have high quality construction, layout, scale and appearance, and have particular regard for the use of materials and building styles.

Policy AR1 states that public open space owned by Adur District Council within the built up area should only be given permission for development provided it is for recreational purposes and subject to the amenity of nearby residents not being adversely affected.

The proposed extension would have the same footprint size of 138 sq m. as the area of the 2 squash courts approved under the previous application (ADC/72/06/TP), however the structure would be only 3.3m in height rather than the 6.0m previously approved.The brick construction and flat roof design of the proposal would be in keeping with the design and materials of the existing Leisure Centre buildings and would not have an adverse effect on the visual amenity of the locality.

The siting of the proposed extension would require the felling of a mature cherry tree adjacent to the entrance of the Leisure Centre, and it is considered reasonable to require that a replacement tree be planted in the next growing season following its felling on the other side of the building.

The use of other facilities at the Leisure Centre including the petanque courts would not be restricted due to the location of the aerobics extension, and the additional parking requirements generated by the proposal would be met by the on site car park.

Recommendation

APPROVE for reason that :-
The proposed development would help meet the need for additional recreational facilities without detraction from the existing local environment and without detraction from highway safety. It would consequently not conflict with the relevant policies pf the Adur District Local Plan (AG1, AT12, AB25, AB31, AR7) and the adopted West Sussex Structure Plan (LOC1, DEV1, DEV4-5, NE12).

1. C1Ci
2. C11H .. De felling of De Cherry tree, plant a replacement..
3. C12Ei.

Cases Officer: [redacted]
Date: 15.01.07