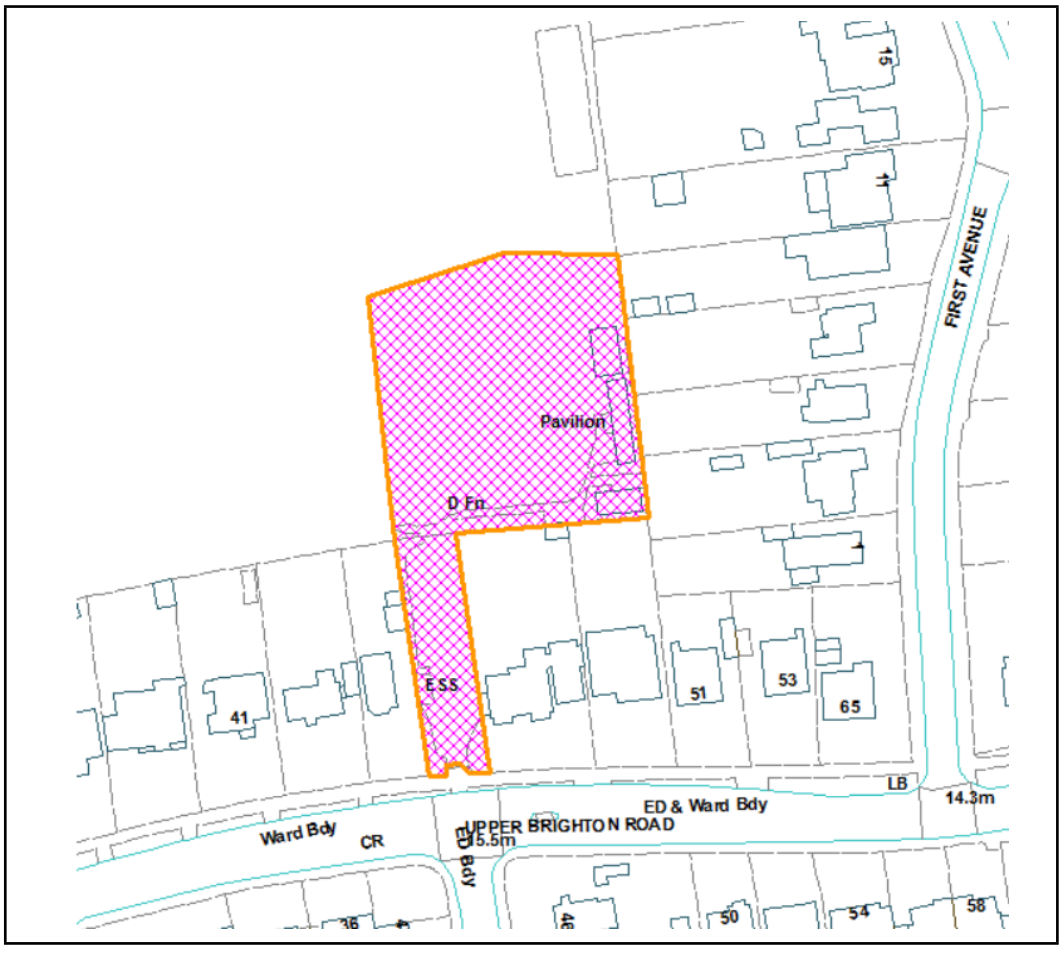
Application Number:	**AWDM/0999/25**	**Recommendation - APPROVE subject to officer consideration of any further neighbour comments within the 14 day notification period**
Site:	**Rotary Recreation Ground Upper Brighton Road Worthing West Sussex**	
Proposal:	**Single storey extension to clubhouse**	
Applicant:	Worthing Borough Councils	Ward: Offington
Agent:	NA	
Case Officer:	Louise Prew	



Not to Scale

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Site and Surroundings

Rotary Recreation Ground is located to the north of Upper Brighton Road. The ground contains Chippendale Cricket Club.

To the north of the ground is Hill Barn Recreation Ground. To the east, south and west of the ground are residential properties.

The site contains a collection of single storey buildings in use as the cricket pavilion. These are located along the eastern boundary towards the south-east corner of the recreation ground. The building to be extended has a dual pitched roof with white painted walls and a tiled roof.

There are a number of protected trees within the gardens of the properties of First Avenue to the east. These largely fall within the properties behind the existing pavilion and behind the cricket nets.

Proposal

The proposal is to extend the existing pavilion building to the north. The design will be as per the existing building and will measure an additional 7.5 metres deep by 5.5 metres wide.

The proposed extension including the existing building would be reclad in light grey cladding. Roof tiles would match the existing.

A new path and ramp would link the existing path with the doors of the existing pavilion. A new tree would be planted to the north of the extension.

The site is in Rotary Rec, which adjoins Hill Barn Recreation Ground to the north, where permission was granted in 2024 for a replacement football clubhouse.

The application is before committee as the land is council owned.

Relevant Planning History

Hill Barn Recreation Ground (to the north of Rotary Recreation Ground)

AWDM/0701/24: Demolition of existing [football] pavilion and replace with new clubhouse. Granted 30 August 2024

Consultations

Sport England: No Objection

The proposal is for the extension of the existing clubhouse to provide additional social space and storage. The extension sits within a frontage of development comprising the existing clubhouse, other pavilion buildings and storage containers. These are located close to the cricket pitch boundary but beyond the 2.74m clear run off area that should be maintained for safety purposes.

The proposal is considered to meet exception 2 of Sport England's Playing Field Policy that allows for improvements to be made to ancillary facilities on playing fields where these support the principle use as playing field, are proportionate in scale and would not adversely impact on any playing pitches.

Given the above, Sport England raises no objection to the application because it is considered to accord with exception 2 of our Playing Fields Policy and paragraph 99 of the NPPF.

West Sussex County Council (as LHA):

This application is for single storey extension to clubhouse. The site is accessed from Upper Brighton Road, an A-classified road subject to a speed limit of 40mph. As the A27 is maintained by National Highways, the LPA may wish to consult them also. The extension is for 45sqm, to provide additional clubroom facilities. Given the small-scale nature of the application, the LHA would not raise any highway safety or capacity concerns with regards to the local WSCC-maintained highways network. Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

National Highways: No Objection

Given the scale and location of the proposal, we are satisfied that this development, would not have an unacceptable impact on the safety, reliability, and/or operational efficiency of the strategic road network

Adur & Worthing Councils:

WSP (as drainage consultant): Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following informative attached:

Informative 1: The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

Environmental health officer: there are no adverse EH comments for this application.

Representations

One objection was received from 9 First Avenue:

Grounds of objection:

- Design
- Privacy Light and Noise

Before engaging a planning consultant to review this application I would like to review the application with the local planning officer. I want to understand in greater detail my

right of access and if this extension blocks access. This right of access is not shown from my property or that of the neighbours

Relevant Planning Policies and Guidance

National Planning Policy Framework (2024)
Planning Practice Guidance
Worthing Local Plan 2020-2036 (2023): SP1, SP2, SP3, SS1, SS6, DM5, DM6, DM7, DM8, DM9, DM15, DM16, DM17, DM18, DM19, DM20, DM22

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Planning Assessment

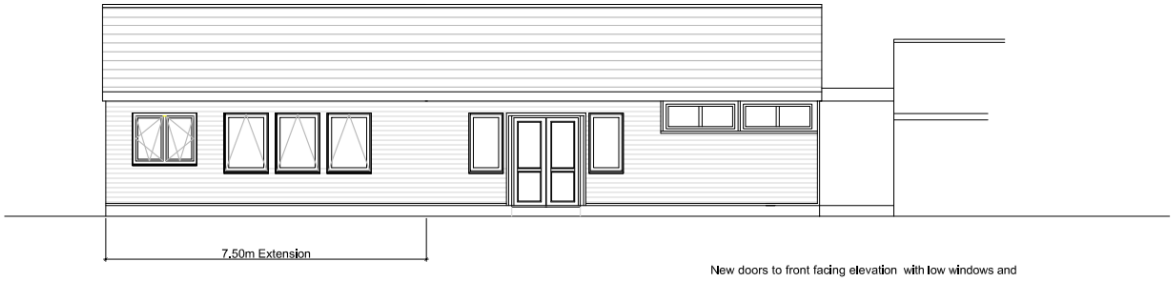
Principle of development

Policy DM7d sets out that proposals for built sports facilities and formal sports provision will be supported where they are in accordance with policies in this plan. The proposal to provide improved facilities is therefore acceptable in principle subject to the assessment of other material considerations as outlined below.

Design

The extension would have the same form and scale of the existing building but would be 7.5 metres deeper. It would be the same width. The roof tiles are proposed to match which would ensure the extension complements the existing building. The building would be reclad in grey cladding - see image below.

A path in front of the building and ramp to the existing doors would provide level access to the building. Improvements to accessibility of buildings is supported.



WEST ELEVATION

The site contains a number of containers. These would be retained with the development located to the south. The plans show landscaping to the north of the proposed extension. As discussed further below the tree is required for biodiversity net gain. No detail on the deciduous hedging or shrubs is provided. These are not considered necessary to make the development acceptable and therefore only the tree will be required to be planted as part of the development.

Residential amenity

The proposed extension is located to the west of the rear of properties on First Ave. The extension would be single storey in nature with a pitched roof sloping up away from the shared boundary. The scale and set back off the boundary means the extension is not considered to be overbearing or result in a loss of light. The properties on First Avenue have deep gardens and windows are sufficiently set back into the site so that these would not be adversely affected.

Numbers 7 and 9 First Avenue have gates on to the recreation ground. It is understood that other properties behind the existing building have access to the recreation ground and are able to access to the rear of the clubhouse through a gate to the north-east of the building. The applicant will provide a similar gate to the edge of the extended pavilion which will also be accessible by numbers 7 and 9 First Avenue. The plans indicate that an area north of the extension, containing seating and new planting, will also be fenced in full or in part. It is noted that access rights are a land ownership matter and that fences and gates are Permitted Development for which planning permission is not required.

The proposed rear windows within the pavilion would look towards the garden of number 9 First Avenue. This property is the only one without mature trees screening the property from the recreation ground. The windows will result in some perceived overlooking to the rear of the garden. The applicant has removed the two windows to the store room and the remaining windows will be conditioned to be obscure glazed to ensure no loss of privacy for the occupants of this dwelling.

Transport

The application provides for a small amount of additional floorspace which given the small-scale nature of the application, the LHA did not raise any highway safety or capacity concerns with regards to the local WSCC-maintained highways network.

National Highways has confirmed no objection to the application.

Flooding

There is a channel down the east side of the recreation ground that is at high risk of surface water flooding in the future. The application has been reviewed by the Council's drainage consultant who raised no objection. They have recommended the use of sustainable surface water drainage and in this case, the attachment of an informative to any grant of planning permission, to encourage this.

Biodiversity net gain

The Environment Act and policy DM18 require that at least 10% of biodiversity net

gain is achieved on site. The development would affect at least 45 square metres of grassed area. This would be compensated for by the planting of one small tree which would provide for a 37% net gain in biodiversity on site. A biodiversity net gain plan will be secured by condition to ensure the new habitat is retained and maintained on site for thirty years.

Recommendation

Delegate Authority to the Head of Planning Services to grant approval subject to consideration of any further neighbour comments within the 14 day notification period and subject to conditions, including:-

1. Approved plans.
2. Standard time limit.
3. Materials as specified
4. East facing windows to be obscure glazed
5. Rear access to First Ave properties maintained
6. BNG plan
7. Any other appropriate conditions