**Expiry Date -**

# Development Control – Delegated Officer Report

**Application Number:** **AWDM/0207/13**

**Recommendation – APPROVE**

**Site:** **The Globe Primary School, Irene Avenue**

**Proposal:** **Swimming pool enclosure over existing swimming pool and erection of associated changing rooms**

Neighbours checked: Y

Additional neighbour notifications: /N

**Proposal, Site and Surroundings**

The proposal is for a walled enclosure with a pitched roof to an existing open swimming pool to measure (at max) 4.7 metres in height, 10.4 metres in length, 31.5 metres in width.

The application site is a school within an outer residential suburb of Lancing. Residential properties abut the school site.

**Relevant Planning History**
None

**Consultations**
***Lancing Parish Council:*** *No objections and Committee welcomed the proposal as the pool would be used more once covered.*

***Worthing Borough Council:*** **Environmental Health** *requests precautionary contamination condition*

**Representations**
None

**Relevant Planning Policies and Guidance**

Adur Local Plan: AG1, ACS1
National Planning Policy Framework

**Planning Assessment**

***Principle***

Upgrading of school facilities is supported in principle

***Visual amenity***

The physical alterations to the swimming pool would not be conspicuously visible from public vantage point. The scale and form of the new enclosure would be sympathetic to other buildings on the site. Its external materials and finishes would be similar to those other buildings. For these reasons no visual harm would result from this development.

***Residential amenity – effect on existing dwellings***

The neighbours principally affected by the development are those directly at the back of the swimming pool (the development is physically removed from the remainder).

Although the new enclosure is of a large size, it is angled away from the immediate neighbouring properties and has a low ridge height. There would be no windows/openings in the elevation facing the neighbours. Trees to the boundary would help screen views of the enclosure.

For these reasons the impact resulting from the development onto these neighbours by way of overbearing, overshadowing and/or overlooking and loss privacy, would not be materially harmful to their living conditions.

The new enclosure to the swimming pool has the benefit of reducing noise and disturbance from its use.

***Contamination***

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

**APPROVE** for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, ACS1 and the planning policies set out in National Planning Policy Framework

**Subject to Conditions:-**

1. Standard time limit
2. Approved plans

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building hereby approved shall not be extended or altered externally.

Reason*:* In the interests of amenity and the environment and to comply with saved policy AG1 of the Adur District Local Plan and the planning policies set out in National Planning Policy Framework

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no external plant or machinery shall be installed or erected on the building hereby permitted.

Reason: In the interests of amenity and the environment and to comply with saved policy AG1 of the Adur District Local Plan and the planning policies set out in National Planning Policy Framework

**Informative**

*If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented*

*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.*

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 5-4-13

Authorised and signed by: Gary Peck Date: 11 April 2013