Development Management - Delegated Officer Report

Application Number: AWDM/1204/17 Recommendation – Approve

Site: The Globe Primary School, Irene Avenue, Lancing

Proposal: Construction of polycarbonate swimming pool enclosure including shell scheme for changing rooms.

Date of site visit: 29 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks to construct a fixed polycarbonate pool cover over the existing open air pool at The Globe Primary School. The cover will measure 29m long, 10m wide and 2.8m high. It will have a curved design and will be longer than the existing pool to enable changing facilities to be provided at its southern end. This will necessitate extending the fenced pool area by 4m.

The pool is adjacent to the eastern boundary of the school beyond which are 3 storey flats which back onto the site, separated by a closeboard fence.

Relevant site history

Various

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Submission Adur Local Plan (2016) Policies 15, 34
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the school facilities located within the built up area and can be supported in 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

The proposed cover is lightweight and not much higher than the boundary fence. It is hidden from public view and will not have any impact on the visual amenities of the locality.

Residential amenity

The proposed cover is lightweight and not much higher than the boundary fence. It will not have a serious impact on the residential amenities of the occupiers of the neighbouring flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 13 October 2017

Authorised by: Gary Peck Date: 16 October 2017