Application Number: ADC/0216/07 **Recommendation – APPROVE**

Site: **Shoreham Football Club, Middle Road Shoreham-by-Sea**

Proposal: **Prefabricated extension to west side of football clubhouse**

The Application

The existing football ground is located on the south-west part of the Middle Road Recreation Ground. There are bungalows on the north side of Middle Road facing towards the recreation ground with the football ground beyond. To the east of the recreation ground is a nursing home, in Kingsfield Close. To the west and south of the football ground are industrial/business units in Dolphin Way and Evershed Way. A car park is located on the north-east corner of the recreation ground, with access from Middle Road.

The football ground is enclosed by a concrete screen wall. The existing club house is a flat-roofed portable building measuring 10.9 metres by 8.2 metres with a height of 3.2 metres. It lies in the south-east corner of the football ground, east of the stand. Permanent planning permission (ADC/0249/06) was granted for the existing club house in September 2006 following the renewal of temporary permissions in 1984, 1991, 1997 and 2001.

The present application seeks permission for an extension to the west side of the existing clubhouse. The extension is proposed to be 8.7 metres wide, 9.8 metres in depth and 3.2 metres in height to match existing. The depth is 1.5 metres greater than existing. The flat roof prefabricated nature of the building is to be replicated. The extension is to provide a multi-purpose room to improve the club house facilities. Access to the building would remain unchanged.

Consultations and Representations

County Transport Planning Services: No objection commenting that it is unlikely that any detrimental impact would result to the public highway. A condition should be added to state that the clubhouse should be used in connection with events associated with the football club only to prevent the club being used more frequently which may result in an adverse impact on the local area, particularly in terms of parking.

Director of Services: The Environmental Health officer has no adverse comment.

Third Parties: A letter of representation has been received from residents of a bungalow on the north side of Middle Road. They object to the amount of parking which takes place on Middle Road on match and training days,

causing a highway safety issue and also blocking private access driveways. They state that requests to the club have not resolved the problem.
[NB. a request is made to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE11-12, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AR3, AT12
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG17 'Planning for Open Space, Sport and Recreation (DTLR 2002)

Planning Assessment

Policies

The football ground is subject to policy AR3 (private playing fields) of the Local Plan. The explanatory text states they provide valuable facilities for local clubs and the policy aims to protect then from loss. Structure Plan policies NE11-12 aim to meet needs and encourage new or improved community facilities within built-up areas.

Visual amenity

The proposed extension will have no greater impact on the visual amenities of the surrounding area than the existing clubhouse building due to its low level, flat roof design, the screening provided by the existing concrete walling and its distance from the road.

Highway issues

The Local Highway Authority has been consulted on this application and has no objection. This is subject to a condition which should be attached to state that the clubhouse is only to be used in connection with events associated with the football club, to limit any adverse impact on the local area with regard to parking. If the facility is used more frequently for other events it is considered that the traffic increase would have a detrimental impact on the surrounding residential area.

A local resident has made representations with reference to the existing parking problems which exist in Middle Road on match and training days. Illegal parking is a matter for the police to enforce and it is not considered that this proposal, of itself, would be likely to result in increased traffic or parking problems. The condition as referred to above, restricting the use of the building, would provide a safeguard against additional use on other days.

Residential amenity

The nearest residential properties to the site are on the north side of Middle Road, at a distance of 180 metres, and the nursing home in Kingsfield Close

to the east at 90 metres. Due to this distance, the screening and low level design as described above there would be no adverse impact on the residential amenities of the occupiers of the adjacent properties in this case from the physical effect of the building or its use.

Recommendation

APPROVE for reason that :-

The building is within a site identified for recreational use in the built-up area and the extension would help provide for the recreational needs of the area without causing unacceptable environmental detraction or detriment to highway safety. It does not conflict with the relevant policies of the Adur District Local Plan (AG1, AR3, AT12) or the West Sussex Structure Plan (LOC1, NE11-12, DEV1, DEV4-5)

Subject to: -

1. C1Ci (Standard time limit)
2. C16Ai (The extended building shall be used only as a football clubhouse and for no other purposes within Class D2 of the Use Classes Order)

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