Expires 17/3

Development Control – Delegated Officer Report

Application Number: ADC/0019/09 **Recommendation - Application Permitted**

Site: **Adur Indoor Bowling Club Old Barn Way Southwick Brighton**

Proposal: **Single-storey east side extension (enlarged changing facilities); single-storey north side extension/alteration (enlarged entrance lobby/office); and single-storey west side extension (conference/meeting facilities) with outside paved area**

The Application

The application relates to Adur Indoor Bowling Club which is located on the south side of Southwick Leisure Centre buildings adjacent to Southwick Football Club ground. The building is a low, shallow pitched roofed building of industrial appearance. Permission is sought to construct three extensions on the north, east and west side of the building to provide the following:

1) East elevation – increased area for the ladies and gents locker rooms measuring 8.4m wide and 15.1m long
2) North elevation – new office and entrance area measuring 4.4m wide and 8.1m long
3) West elevation – new conference room to provide additional space for meetings and functions measuring 8m wide and 13.7m long and an outdoor patio

The extensions will match the existing profiled roof sheeting and continue the roof over the extensions. The elevations will consist of a mixture of brickwork and cladding to match the existing building.

Consultations and Representations

Consultations/Comments

Adur District Council – The Parks Manager has no objection. The development is within the fenced area and should cause no disruption to other park users or appearance problems. The Environmental Health Officer has no adverse comments to make.

Third Parties

1 letter received from the occupier of 5 Park Way Close objecting to the loss of any more recreational land and questioning the need for a conference room in a bowling club

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, NE11
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AR1

Planning Assessment

Policies

The application site is shown on the Proposals Map as public open space, subject to policy AR1 which states that land shall continue to be used for public recreational purposes during the Local Plan period.

Policy NE11 supports the provision of new or improved community facilities where they meet the identified needs of local communities.

Visual amenity and character

The site was enclosed by green palisade fencing in 2007 to protect the building from vandalism. The proposed extensions would be within the area already fenced off and would not result in the loss of any public recreational land.

The extensions are all towards the northern end of the building with the easternmost extension in the least prominent position, being on an enclosed area of land adjacent to the football ground. The entrance extension on the north elevation will sit adjacent to an existing brick-enclosed delivery area facing the car park. It will have a shallow pitched roof which will sit well below the roof of the existing building.

The western extension will be the most prominent from the recreation ground, particularly as a number of small trees will need to be removed to accommodate it. However, the fence provides a visual barrier of sorts, and it is considered that the extension will be seen against the much larger main building and will not have an adverse effect on the character or appearance of this functional building. Landscaping along the inner fence line was considered but is felt to be unnecessary for the reasons stated above.

The proposed conference room is to be used by the Bowling Club as well as being made available to local clubs and organisations for meetings and functions. The site is not close to any residential properties and the use of

the conference room for occasional functions is not considered to result in any loss of amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1) C1Ci
2) C12Eii

Case Officer..P.Barnett Date..3/3/09

Planning Services Manager...[signature] Date...3/3/09

Chair of DC Committee..Cllr A. Mills Date..12/03/09