

<u>No:</u>	BH2018/01445	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Hove Rugby Football Club Hove Recreation Ground Shirley Drive Hove BN3 6NQ		
<u>Proposal:</u>	Erection of single storey side and rear extension incorporating formation of first floor side balcony.		
<u>Officer:</u>	Thomas Emery, tel: 293817	<u>Valid Date:</u>	08.05.2018
<u>Con Area:</u>		<u>Expiry Date:</u>	03.07.2018
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	The Alexander Partnership Campbell House 21 Campbell Road Brighton BN1 4QD		
<u>Applicant:</u>	Hove RFC Hove Rugby Football Club Hove Recreation Ground Shirley Drive Hove BN3 6NQ		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Floor Plans	12/1705684		8 May 2018
Floor Plans Proposed	04/1802707		8 May 2018
Location Plan			8 May 2018
Floor Plans Proposed	11/1708689		8 May 2018
Existing Floor Plans	20/1705684		8 May 2018
Floor Plans Proposed	01/1802707		8 May 2018
Roof Plan Proposed	13/1705684		8 May 2018
Elevations Proposed	16/1708689		8 May 2018
Elevations Proposed	18/1705684		8 May 2018
Elevations Proposed	14/1705684		8 May 2018
Block Plan			8 May 2018

2. The use of the balcony hereby permitted shall not be carried out except between the hours of 09:00 and 22:00 on Mondays to Sundays, including Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

3. Prior to first use of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first use of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application site relates to the Hove Rugby Football Club, located in the centre of Hove Recreation Ground, Shirley Drive. The application proposes a single storey side and rear extension which will extend existing changing rooms and rear kitchen and bar areas, and the formation of additional changing rooms and a new club room incorporating a first floor balcony.

3. RELEVANT HISTORY

BH2010/01006 Extensions to clubhouse to provide additional changing rooms, new meeting room and entrance porch. Approved

PRE2017/00315

4. REPRESENTATIONS

- 4.1 **Fourteen (14)** letters have been received within the consultation period objecting the proposed development for the following reasons:

- Noise disturbance
- Parking
- Additional traffic
- Design and appearance
- Overdevelopment
- Impact on residential amenity

5. CONSULTATIONS

5.1 Sport England : No objection

No objection as the proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect their use.

5.2 Sports Facilities And Development: No comment

5.3 Policy Team: No Objection

Application is ancillary to existing use and is therefore not contrary to CP16 Open Space and supports that of Policy CP17 (Sports Provision).

5.4 City Parks: No comment

5.5 Highway Authority Comment

The application is proposing an additional changing room, a new meeting room and terrace above at the rugby club located in Hove Recreation Ground.

It is acknowledged that the new facilities may increase trips to the site and that the applicant has not provided supporting transport information. However the Highway Authority deems that it would be disproportionate for this size and type of development to request, for example, a transport assessment or parking survey as:

- There are no additional playing fields/sports pitches being proposed that could substantially increase trips;
- The proposal is improving the existing facilities; and
- There is free parking available on the northern and eastern perimeter streets surrounding the grounds (a maximum of 4 hours) for those who may wish to visit by car and park nearby.

5.6 The Highway Authority does wish to request further details of cycle parking in line with the City Council's Parking Standards SPD14 and a condition on cycle parking is recommended to be attached.

6. MATERIAL CONSIDERATIONS

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
CP12 Urban design
CP16 Open space
CP17 Sports provision

Brighton & Hove Local Plan (retained policies March 2016):

TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD14 Extensions and alterations
QD27 Protection of amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development on the appearance and character of the building, surrounding streetscene and wider area, and the amenities of the neighbouring properties.
- 8.2 The application incorporates additional changing room facilities for the Rugby Club and is therefore supported by Policy CP17 Sports Provision.

8.3 Design and Appearance:

The proposed extension to the eastern side has followed pre-application advice and is considered to be acceptable.

The extension to the north-west of the property incorporates a pitch roof which matches the original building.

The rear extension spans the length of the property with a depth of approximately 2.4 metres and incorporates a flat roof. Although this differs from the pitch roof of the original building, the impact is deemed to be minimal due to the higher land level on the northern side of the property reducing the visual impact.

The materials of the proposed extension will match that of the existing building, minimising the visual impact.

The proposed extensions are considered suitable additions to the building that would not harm its appearance or that of the wider area, in accordance with policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

8.4 Impact on Amenity:

The application has received several objections regarding the potential impact on residential amenity.

The application is approximately 100m from the nearest dwelling and views from neighbouring dwellings onto the application site are restricted due to sufficient vegetation on the site boundaries. This distance is deemed sufficient to make any potential loss of privacy or noise nuisance from the proposed balcony insignificant.

A condition is recommended to restrict the hours of use for the balcony to between 9am and 10pm on Mondays to Sundays, including Bank or Public Holidays.

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health. Subject to the recommended condition, the application is not deemed to result in a detrimental impact on neighbouring amenity.

8.5 Parking and traffic

Several objections raised the issue of a potential increase in traffic and the impact on parking within the area. The Highway Authority has confirmed that the proposal is not creating additional playing fields or sports pitches that could potentially increase trips to the site and there is sufficient parking on the northern and eastern perimeters for those who wish to visit by car. The proposal is deemed to have an insignificant effect on parking and traffic within the area. However, a condition is inserted requesting details of a cycle parking scheme, to be approved and implemented prior to first use.

9. EQUALITIES

9.1 None identified

