

<u>No:</u>	BH2023/00157	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Rottingdean Bowls Clubhouse Falmer Road Rottingdean Brighton		
<u>Proposal:</u>	Refurbishment of existing clubhouse and associated works including replacement of existing changing rooms and sanitary facilities with single storey block to South elevation and erection of single storey storage building to North-West corner.		
<u>Officer:</u>	Alice Johnson, tel: 296568	<u>Valid Date:</u>	30.01.2023
<u>Con Area:</u>		<u>Expiry Date:</u>	27.03.2023
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Kim Strasman Associates The Studio 1 Northgate Cottages The Green Rottingdean BN2 7DT		
<u>Applicant:</u>	Rottingdean Bowling Club Rottingdean Bowls Clubhouse 3 Falmer Road Rottingdean Brighton BN2 7DY .0		

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
Location Plan	P01	B	17 January 2023
Block Plan	P02	G	27 April 2023
Proposed Drawing	P04	C	17 January 2023
Proposed Drawing	P05	D	13 February 2023
Proposed Drawing	P07	B	17 January 2023
Proposed Drawing	P08	B	13 February 2023
Proposed Drawing	P09		17 January 2023
Proposed Drawing	P10	B	17 January 2023
Proposed Drawing	P11	B	13 February 2023
Report/Statement	Materials and Colours		4 April 2023

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The development hereby permitted shall not be first occupied until a scheme for the sound proofing of the southern elevation adjoining Challoners Mews has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the first use of the development hereby approved, and shall thereafter be retained as such.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.
4. No activities outside of the clubhouse other than entering/leaving the site shall take except between the hours of 07:00 and 20:00 on Mondays to Sundays, including Bank or Public Holidays.
Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.
5. The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development 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 occupation 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 DM33 of Brighton & Hove City Plan Part 2, and SPD14: Parking Standards.
6. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.
Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies DM22 of Brighton & Hove City Plan Part 2, and CP12/CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.
7. The external finishes of the development hereby permitted shall match those confirmed in the approved materials and colours document submitted on the 04/04/2023.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM18 and DM21 and DM26 of Brighton & Hove City Plan Part 2 and CP12 and CP15 of the Brighton & Hove City Plan Part One.
8. No development above ground floor slab shall take place until full details of the proposed window to the west side window to the clubhouse/cart house and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1

scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber double. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies DM26 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

9. At least one bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

2. SITE LOCATION

- 2.1. This site lies within the Rottingdean Conservation Area and within 'The Farms' character area as set out in the Conservation Area Character Statement. This is the northernmost character area in Rottingdean and is closely related to Rottingdean's agricultural past. The majority of the buildings in the area are farm buildings, farm houses and farm workers cottages. However, the decline of farming in the village, particularly from the 1920s onwards, has led to a substantial shift in character. The area is now predominantly residential. Nearly all the farm buildings have been converted to residential use.
- 2.2. The area retains a mixture of large houses and smaller buildings and displays a wide variety of forms and arrangements derived from the original uses as farm buildings. The area has a spacious rural quality with a relatively loose urban grain. Falmer Road forms the main road into Rottingdean from the north. It is lined by grass verges which promote a rural character.
- 2.3. The main bowls clubhouse pavilion is a Locally Listed heritage asset together with the adjoining cart house (now shelter). The buildings were originally farm buildings and appear to date from pre-1839. The lodge is now used as a public shelter. Both retain flint walls and clay tiled roofs. The lodge is timber framed, although the original padstones have been replaced with concrete. The buildings appear largely unaltered from the road. The bowling club dates to 1934 when it was first established on what had been farmland and a caravan site. The

ancillary buildings comprising the changing rooms were built in the 1970s and have no heritage value.

- 2.4. Challoners Mews to the immediate south of the site are also locally listed buildings; an L-shaped range of former agricultural buildings, forming a yard. They are long and low barn-like structures, with flint walls and prominent gabled and half-hipped tiled roofs. The buildings have been converted to residential use, involving the insertion of numerous windows and dormer windows. The barn (clubhouse) and cart lodge were historically closely associated with the mews.

3. APPLICATION DESCRIPTION

- 3.1. Planning permission is sought for the refurbishment of the existing clubhouse and associated works, including the replacement of the existing changing rooms and sanitary facilities with a single storey block to the southern elevation and the erection of a single storey storage building in the north-western corner. A window to the west side of the clubhouse is also proposed.
- 3.2. Some amendments have been made during the application. The Air Source Heat Pump (ASHP) has been removed from the plans along with plans for a parking/informal parking area to serve the site.
- 3.3. The application seeks to address the reason given for the refusal of the previous application (BH2022/02786, see Relevant History below) by reducing the height of the proposed building by just over 1m, and its resultant impact on neighbouring properties.

4. RELEVANT HISTORY

- 4.1. **BH2022/02786** Refurbishment of existing clubhouse and associated works including replacement of existing changing rooms and sanitary facilities with single storey block to South elevation and erection of single storey storage building to North-West corner. Refused 11 November 2022 for one reason: “*The proposed works to the changing room and its roof would, by reason of excessive height and very close proximity to neighbouring residential properties in Challoners Mews, be overbearing and result in loss of outlook for occupiers of those properties, and would represent unneighbourly development. For these reasons the proposal is considered to be in conflict with policies DM20 and DM21 of City Plan Part Two*”.

5. CONSULTATIONS

Internal:

- 5.1. **Heritage - no objection**

The main clubhouse and cart lodge (shelter) buildings are visible from Falmer Road, from where the clay tiled roofs are a particularly important feature. The proposed new changing room block would be built adjoining the clubhouse. The

proposed building is to be single storey and appropriately subordinate to the locally listed building, with a lower ridge height and with a long continuous roof form covered in clay tiles to echo the former farm buildings.

- 5.2. The proposed roof pitch, at 22.5 degrees, is much shallower than a traditional clay tiled roof, but the amenity reasons for this lower pitch are understood and the underlay system proposed would enable it to be appropriately weather-proofed. The roof of the new building would be visible from Falmer Road in the conservation area, seen against the much larger clay tiled roof of Challoners Mews and appropriately subservient.
- 5.3. From within the site the proposed building would appear as a much more attractive and well-designed structure than the existing changing rooms as a backdrop to the bowling green. It would partly obscure the lower part of the roofs of Challoners Mews in this view but the lower level of north-facing roof pitch has been altered by the insertion of dormer windows and rooflights so this would not be harmful. The proposed cladding material and finish to the walls is considered acceptable, subject to further details by condition.
- 5.4. The new building would physically adjoin the locally listed clubhouse building with a new opening between the two and a new window to the west elevation. There would be some minor harmful loss of flintwork but this elevation does not impact the key public view of the clubhouse and former cart lodge from Falmer Road. The new window should be in timber and be set in traditional red brick dressings with external reveal.
- 5.5. Neither the new changing rooms building nor the proposed stand-alone store room in the north west corner would have any impact on the important public views south-westwards across the bowling green to Beacon Hill and the grade II listed Windmill on the ridge line.
- 5.6. Overall, the proposals would modestly enhance the appearance and character of the conservation area through improved design and would cause no harm to the setting of Challoners Mews. Balanced against that, the proposals would cause some very minor harm to the locally listed clubhouse and cart lodge, but in having regard to paragraph 203 of the NPPF this is not considered to warrant refusal of the application, especially given the minor beneficial impact on the conservation area.
The window in the locally listed flint building should be timber and details of this should be secured by condition.
- 5.7. **County Archaeology - no objection**
Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason there are no further recommendations to make in this instance.
- 5.8. **Sustainable Transport - Comment**
Further information is required on how vehicle access is to be managed and restricted in using the proposed informal car parking area, prior to determination.

All proposed vehicle access and movements should be detailed in a plan including swept path analysis with vehicles entering and existing in a forward gear. Consideration should also be given to pedestrian access to the building and how the informal parking space shall be managed, so that only the permitted vehicles can access the space.

5.9. **Arboriculture - comment**

The site visit helped allay any concern regarding trees and the demolition / construction process, there are no arboricultural objections to the proposed development. However, the eastern boundary is a pocket park with various sizes of tree in proximity to the vehicle access route, a tree protection plan / method statement will be necessary (including ground protection measures commensurate with expected vehicle weights), this may be conditioned but must be approved in writing by City Parks prior to commencement.

External:

5.10. **Rottingdean Parish Council - objection**

Rottingdean Parish Council have considered the revised planning documentation for this application and viewed the site from the eastern boundary of the club, as well as from the first floor dormer windows of both No.1 & No.2 Challoners Mews - two residential properties immediately adjacent to the proposed new changing rooms.

5.11. The revised plans for the changing rooms show that by reducing the roof pitch, the height of the roof ridge would be lower than the original plans. This would reduce the impact of loss of light for the two households concerned.

5.12. The plans for the new changing rooms show they'll be attached to the West wall / roof of the clubhouse, a flint walled, clay tiled, former agricultural building. Building onto the side of the clubhouse would change the form and character of a local and rare example of a heritage listed barn which sits within the Rottingdean Conservation area.

5.13. Attaching the changing rooms to the clubhouse as planned would also result in an existing clubhouse window being lost. To replace lost light, the drawings show a large double-glazed window would be installed in the West wall of the barn, adjacent to the main entrance door. Installing a new window into the flint wall of the barn is not an acceptable alteration to a heritage building.

5.14. The original proposal for a single storey storage building on the North-West corner of the Bowling Green remains. As previously highlighted, this would require the removal of mature hedging for its construction. The building would be about 8.6 metres wide and 4 metres high and directly visible from the road. It is considered that it would interfere with the otherwise natural sightlines that extend beyond the grounds towards Beacon Hill nature reserve and it is not considered to be appropriate or sensitive to its surroundings.

5.15. Rottingdean Parish Council appreciate that the roof ridge of the proposed changing rooms has been lowered to reduce the impact on the Challoners Mews residents. However, it is our view that the changing rooms should be detached

so as not to impact on the appearance and integrity of the heritage barn. Also, the storage facility should be located on the lower ground behind the proposed site so that it is not so prominent.

5.16. Rottingdean Parish Council objects to this application.

Brighton and Hove Archaeological Society - comment

5.17. The archaeology of Rottingdean and the surrounding area is relatively unknown, and as such any intervention may produce important records of past landscapes and ancient activity. The Brighton and Hove Archaeological Society would suggest that you contact the County Archaeologist for his recommendations with regards this planning application

6. REPRESENTATIONS

6.1. **Four (4)** representations have been received, objecting to the proposal on the following grounds:

- Adversely affects conservation area and locally listed building.
- Overdevelopment.
- Poor design
- Highway impact .
- Concerns about parking on the grass.
- No protection of green space between bowling green and Falmer Road.
- Concerns about the right for way for Challoners Mews and use of the site for composting.
- Enclosure of neighbours' flue and water pipe.
- Loss of outlook across the Bowling Green.
- Sense of encroachment and entrapment.
- Noise issues.
- Adversely affects a locally listed building.
- Boundary and party wall issues.
- Concerns about ASHP location.
- Lack of consultation with the bowls club.
- Removal of hedge in the southwest corner of the bowling green. Overlooking due to this removal.
- Intensification for the site use with opening hours of 09:00 to 22:00 every day of the year with the use of the site in the winter.
- Change of use to a multi-use site.

6.2. In addition, a petition from six (6) individuals was received objecting to the proposal on the following grounds:

- Loss of outlook and sense of enclosure for residents south of the Bowls Club.
- Additional noise from the toilets, changing rooms, ASHP and planning of short mat into unacceptable hours.
- Unacceptable impact on nearly listed buildings, conservation area, locally listed buildings and non-designated heritage assets.

- Detrimental impact on daylight and sunlight received by dwellings south of the bowls club. No assessment has been provided to show the impact.
- An emergency exit would be blocked.
- Low level of parking provision contrary to Parking Standards SPD.
- Street parking would have unacceptable impacts on neighbouring amenity.
- Concerns about the inaccuracies in plans.
- Lack of noise or lighting assessment.
- Restriction of the hours the club will be used should be conditioned
- Loss of privacy from windows on northern elevation looking toward Challoners Mews.
- Concerns about fire safety.

6.3. **Councillor Fishleigh** has objected to the proposal and a copy of the representation is attached.

7. MATERIAL CONSIDERATIONS

7.1. 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.

7.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove City Plan Part Two (adopted October 2022);
- 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);
- Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Rottingdean Neighbourhood Plan

The policies in Rottingdean Neighbourhood Plan carry limited weight at present but will gain weight as the Plan proceeds through its stages.

The draft Neighbourhood Plan (NP) was submitted to the Council in early 2023. The draft NP reflects previous local community and stakeholder engagement undertaken across the Neighbourhood Area by the Parish Council including a period of public consultation under Regulation 14 of the NP Regulations in 2021. The Council published the draft Plan for pre-submission (Regulation 16) consultation in February 2023. The next steps for the plan are for it to be submitted for examination by an independent examiner. The NP examination is likely to commence in the summer/autumn of 2023.

The policies relevant to the present application are:

H2 Design;

H3 Design Principles in the Conservation Areas and their Settings;

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP10	Biodiversity
CP12	Urban design
CP13	Public streets and spaces
CP15	Heritage
CP17	Sports provision
CP18	Healthy City

Brighton & Hove City Plan Part Two:

DM9	Community Facilities
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM22	Landscape Design and Trees
DM26	Conservation Areas
DM27	Listed Buildings
DM28	Locally Listed Heritage Assets
DM29	The Setting of Heritage Assets
DM31	Archaeological Interest
DM33	Safe, Sustainable and Active Travel
DM40	Protection of the Environment and Health - Pollution and Nuisance

Supplementary Planning Document:

SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to the principle of the development, its design and appearance and the resulting impact on heritage assets; the impact on residential amenity; and other matters including transport and biodiversity.

A site visit has been carried out to help the assessment of the proposal.

Principle of extending and enhancing sports facilities:

9.2. Policy CP17 of City Plan Part 1 seeks the enhancement and more effective use of existing indoor and outdoor sports facilities and spaces to serve the population while CP18 seeks to promote health, safety and active living for all age groups. In principle therefore the proposal is welcomed.

Design and Appearance and Impact on Heritage Assets

9.3. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to have

special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

- 9.4. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".
- 9.5. While there are listed buildings within the wider area, as noted by Heritage Officers none of the physical development is considered to impact on the important public views south-westwards across the bowling green to Beacon Hill and the grade II listed Windmill on the ridge line. The impact on the setting of listed buildings is therefore considered acceptable.
- 9.6. However, the proposed site includes a *locally* listed building - the clubhouse to the east. This is a non-designated heritage asset, and policy DM28 seeks to strongly encourage the retention of locally listed heritage assets and their continued use. The impact on this and the conservation area must therefore be given weight in considering the acceptability of the scheme.

Changing Room and Toilet Block

- 9.7. The proposed new changing room block would be built adjoining the locally listed clubhouse, with a new doorway created between the two, and a new timber window inserted into the western elevation. The proposed building is to be single storey with a long continuous roof form covered in clay tiles to echo the former farm buildings. The existing toilet block is to be extended and will adjoin Challoners Mews.
- 9.8. The toilet block would not be visible from the street scene as it would be screened by the clubhouse. The design of the clubhouse is considered appropriate with the use of clay tiles respecting the local vernacular. There would be some minor harmful loss of flintwork but this elevation does not impact the key public view of the clubhouse and former cart lodge from Falmer Road, and is acceptable.
- 9.9. The clay tiled roof of the new changing rooms building at 22.5 degrees is shallower than a traditional clay roof and would be visible from Falmer Road within the Conservation Area. However, it would appear appropriately subservient given the larger clay tiled roof of Challoners Mews. The shallower pitch is necessary to minimise the amenity impact to neighbouring properties and the proposal is considered appropriate in this context.
- 9.10. From within the site the proposed building would appear as a much more attractive and well-designed structure than the existing changing rooms as a backdrop to the bowling green. There would be some limited heritage impact with views to the lower parts of the roof for Challoners Mews obscured, however overall the proposal would have an acceptable impact on the character and

appearance of the wider site, conservation area including the various heritage assets.

- 9.11. The proposal would be subordinate to neighbouring locally listed buildings and would preserve the appearance and character of the conservation area.

Store Room

- 9.12. A new store room would be erected in the north-western corner of the site, with a length of some 8.5m, a depth of 3m, and a pitched roof to a maximum height of some 4m. The store would have a pitched roof and would be on a slight plinth to provide level access from the bowling green.

- 9.13. Given the modest scale and sympathetic design proposed, it is considered that the proposed stand-alone store room in the north west corner would not have any adverse impact on the important public view south-westwards across the bowling green to Beacon Hill and the grade II listed Windmill on the ridge line. the store is considered to appear appropriately subservient in its context.

- 9.14. The Heritage Team are satisfied with the proposed scheme. Overall, the proposals would modestly enhance the appearance and character of the conservation area through improved design and would cause no harm to the setting of Challoners Mews. Balanced against that, the proposals would cause some very minor harm to the locally listed clubhouse and cart lodge, but in having regard to paragraph 203 of the NPPF this is not considered to warrant refusal of the application, especially given the minor, but beneficial impact overall on the appearance and character of the conservation area.

Impact on Residential Amenity:

- 9.15. Policy DM20 of City Plan Part 2 states that planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health.

- 9.16. Overall, no significant adverse amenity impacts are expected as a result of the development. The impact on the adjacent properties has been fully considered in terms of daylight, sunlight, overshadowing, outlook, noise and privacy and no significant harm has been identified.

- 9.17. It is considered that the lowering of the height of the proposal, in comparison to the previously refused application has sufficiently addressed the reasons for refusal, and that the application as now proposed would not now result in an unacceptable loss of outlook or an overbearing impact to the properties in Challoners Mews.

- 9.18. Whilst there would still be some change in outlook from the dormers and rooflights of the properties on Challoners Mews, the level of harm is considered acceptable and would not warrant the refusal of the application. The size of the new changing rooms, including its roof would be suitably subservient in comparison to Challoners Mews and is not considered to cause a significant sense of enclosure for neighbours.

- 9.19. Concerns have been raised by neighbours about the potential loss of light resulting from the new changing rooms alongside Challenor Mews, and the lack of a statement assessing this. However, a formal assessment is not considered justified in this instance, particularly noting that the larger, previously refused application was not considered to result in an unacceptable loss of light to neighbouring properties. The current proposal would have a more limited impact on light compared to the previously refused application.
- 9.20. It is considered that there would be some loss of light for the adjoining neighbours at Challoners Mews sufficient information has been submitted to confirm that this would not be to an unacceptable degree and is not considered significant enough to warrant refusal.
- 9.21. The proposed windows on the south elevation would be at a high level and obscure glazed. These windows would serve the storage room, ladies toilets and ladies' changing rooms. Given the obscure glazing of the windows and the angled windows on Challoners Mews the potential for overlooking (or perceived overlooking) and any impact on privacy is not considered significant.
- 9.22. Concerns have been raised by neighbours about the noise the proposal would cause due to potential intensified use. Due to the close proximity of the toilet block to Challoner Mews a condition requiring the submission of sound proofing information and its installation prior to the occupation of the site has been added to the application.
- 9.23. Air Source Heat Pumps have been removed from the application so noise impacts from this are no longer an issue.
- 9.24. The Design and Access Statement includes the potential for the site to be used for social gatherings in the wintertime. Concerns have been raised that this would intensify the use of the club and extend its hours of use. The proposal would allow for greater use of the site during the winter, and the agent has confirmed as part of application BH2022/02786 that the outdoor season starts in April and closes in October subject to weather conditions. The site already has a clubhouse and therefore space for some events are already allowed for ancillary to the main sporting use. While noise from activities inside the clubhouse would be diminished due to being enclosed, a condition would be imposed to restrict the hours of outdoor events to ensure they have finished by 20:00 to prevent significant noise disturbance for neighbouring properties. The council will retain the authority to investigate under the Environmental Protection Act 1990, should any noise complaints be received.
- 9.25. The potential noise impact caused by the building works themselves, raised in representations, and any damage caused during those works, are not a material planning consideration to be given any weight in the assessment of this proposal.

- 9.26. External lighting has not been proposed as part of the application and the light spill from the proposal is not considered to be significantly increased from the existing situation so is considered acceptable.
- 9.27. When the existing use of the immediate area for a shed and a tank are considered, along with the separation distance and wall between the neighbouring properties, the proposed store is not considered to be detrimental enough to neighbouring amenity to warrant this being a reason for refusal.

Other Matters

- 9.28. Following the comments made by the Transport Officer the informal parking has been removed from the application. There is unrestricted street parking in the area providing space for parking at the club. A condition for cycle parking and details of cycle parking for a minimum of 10 cycle parking spaces will be added to the application. This condition will ensure the proposal meets SPD14.
- 9.29. A pre-commencement condition requiring a scheme for the protection of the retained tree, a tree protection plan and an arboricultural impact assessment will be required by condition. This condition will ensure the site and access areas to the site potentially across the green are protected.
- 9.30. No significant archaeological remains are likely to be affected by these proposals and the application is acceptable in this regard.
- 9.31. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bumblebees and swifts. A suitably-worded condition will be attached to secure a bee brick within the proposal in order to help meet the requirements of policies CP10 and DM37.
- 9.32. Concerns have been raised by objectors about the enclosure of neighbouring properties flues and waterpipe as well as access to Challoners Mews and their right of way. These are civil matters not planning matters and therefore are not dealt with as part of this application. Concerns from objectors have also been raised about the blocking of emergency exits from the building and the impact on fire safety of the proposal but again, this is not a planning matter and will need to be dealt with the relevant parties outside of this application.
- 9.33. Lack of consultation by the applicant has been cited as a concern by objectors. While the Council encourages engagement with the local community this is not a requirement.

10. CLIMATE CHANGE/BIODIVERSITY

- 10.1. A bee brick has been secured by condition, this may help improve the biodiversity in the area.

11. EQUALITIES

- 11.1. The proposal will include a dedicated disabled cloakroom facilities with improved accessibility close to the main entrance and clubroom.