

Agenda Item	A11
Application Number	20/00903/FUL
Proposal	Retrospective application for the retention of a single storey rear infill extension to existing pavilion and a single storey outbuilding
Application site	Storeys AFC, York Road, Lancaster, Lancashire
Applicant	Mr Toulmin
Agent	Mrs Siobhain Graham
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval

(i) Procedural Matters

This form of development would normally be dealt with under the Scheme of Delegation. However, as Lancaster City Council is the landowner the application must be determined by the Planning Regulatory Committee.

1.0 Application Site and Setting

- 1.1 Storeys of Lancaster Football Club is located at York Road playing field in south Lancaster. The site features a pavilion and outbuilding on the north side of the field and comprises painted brick and render with metal sheeting to the roof. The existing outbuilding comprises metal and is located to the west of the pavilion. The playing field measures about 1.67 hectares in size.
- 1.2 The site is located within a residential area with the buildings located behind residential garages to the north. The site features a number of access points and remains popular with dog walkers.
- 1.3 The Land Allocations DPD has designated the site as open space.

2.0 Proposal

- 2.1 This is a retrospective application that seeks planning permission for the retention of a single storey extension and detached outbuilding. The extension measures approximately 2.25m in depth, 5.45m in width with a matching eaves height of 2.75m finished in matching materials. The outbuilding measures approximately 3.4m x 2.4m with a 2.45m height finished in painted blockwork, PVC roof and timber doors.
- 2.2 Access and transport to the site remains unchanged and the proposal includes no new landscaping or boundary treatments.

3.0 Site History

3.1 The site has no relevant planning history.

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Natural England	No comment
Property Services	No objection
Public Realm Officer	No response
Sport England	No objection

4.2 No representations have been received from members of the public.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Design
- Impacts upon residential amenity
- Impacts upon protected species
- Protection of open space

5.2 **Principle of sustainable development** (NPPF paragraphs 7, 8, 9, 10, 11 & 12 and Policy SP1 of the Strategic Policies and Land Allocations DPD (2020))

5.2.1 The presumption in favour of sustainable development is at the core of the NPPF and requires the decision takers to approve development that accords with an up-to-date development plan without delay.

5.2.2 Given the site is located within a sustainable area, the principle of development can be supported subject to the proposal complying with the relevant policies of the Local Plan outlined below.

5.3 **Design** (NPPF paragraphs 124, 127 & 130 and Policy DM29 of the Development Management DPD (2020))

5.3.1 In terms and design, both the extension and outbuilding are relatively modest and remain subservient and proportionate to both the building and site. The infill extension will appear unobtrusive and the small outbuilding is located adjacent to the existing larger outbuilding. The matching materials are considered acceptable and the form and appearance of the extension will ensure that the proposal blends into the existing building.

5.3.2 Both buildings are well contained within the enclosed area of the playing field and will be seen within the context of the surrounding buildings. The buildings will be largely screened by the existing residential garages when viewed from Wellington Road to the north limiting any visual impact. Considering these matters, the proposal will not cause any visual harm to the existing building, playing field or street scene.

5.4 **Impacts upon residential amenity** (NPPF paragraphs 124, 127 & 130 and Policy DM29 of the Development Management DPD (2020))

5.4.1 The extension is located to the rear of the pavilion and anyway from any residential property. As such it will not have any impact on the amenity of any nearby occupiers.

5.4.2 The outbuilding will face towards the rear gardens of the properties which line Sharpes Avenue to the east and will be about 4m away at its closest point. By siting the building away from the boundary

and combined with the small footprint, height and use of the building, there will be no undue impacts on residential amenity of the neighbouring properties.

5.5 **Impacts upon protected species** (NPPF paragraph 175 and Policy DM44 of the Development Management DPD (2020))

5.5.1 The application was accompanied with a bat survey. The existing building has numerous gaps throughout that potentially allowed easy access into the internal spaces. However, due to the internal layout, there was negligible roosting potential within the building as it provided little meaningful shelter. A thorough search found no evidence of bats and it was concluded that a license from Natural England would not be required for works to proceed lawfully.

5.5.2 As such, the Local Planning Authority can be reasonably satisfied that the proposal will not have any adverse effects on the local bat population and consequently is seen to comply with Policy DM44.

5.6 **Protection of open space** (NPPF paragraphs 96 & 97 and Policy DM27 of the Development Management DPD (2020) and Policy SC3 of the Strategic Policies and Land Allocations DPD (2020))

5.6.1 Policy DM27 seeks to protect and enhance existing designated open spaces and prevent the loss of designated open space, sports and recreational facilities unless a certain set of criteria is met.

5.6.2 While both buildings are located within the open space land designation, the areas of land on which they are sited do not involve the loss of any playing field. The buildings will provide an upgrade on the existing facilities for the football club providing a shower/utility room and storage in association with the day to day running of the club.

5.6.3 Sports England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field. However, there are five exceptions to the rule. The relevant one in this instance is exception 2, which relates to where the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.6.4 The proposed buildings are clearly integrated into the existing building contained within an existing enclosed area proportionate to the existing building. As discussed above, the additions will provide an improvement to the facilities of the existing football club and will not impinge on the usability of the playing field. By enhancing and investing in the existing facilities, the proposal secures a brighter future for the football club and as such complies with Policy DM27.

6.0 Conclusion and Planning Balance

6.1 Due to the relatively small nature of the development involved, the proposal is considered appropriate to both the site and existing building. The design is in keeping with the built form and does not occupy a prominent position within the streetscene nor does it have a detrimental impact upon the residential amenity of the neighbouring properties. The proposal will improve upon the existing facilities and provide an enhancement to the playing fields without having an adverse impact on the local bat population. As such, the proposal is considered to comply with the local and national policies outlined above and is recommended for approval.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

Condition no.	Description	Type
1	Development in accordance with plans	In compliance

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None