

<b>Agenda Item</b>	A9
<b>Application Number</b>	21/00551/FUL
<b>Proposal</b>	Demolition of two outbuildings, erection of single storey side extension and erection of detached outbuilding
<b>Application site</b>	Storeys FC York Road Lancaster Lancashire
<b>Applicant</b>	Mr Toulmin
<b>Agent</b>	Shaun Graham
<b>Case Officer</b>	Mr Sam Robinson
<b>Departure</b>	No
<b>Summary of Recommendation</b>	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 is comprised painted brick and render with metal sheeting to the roof. The existing outbuildings are comprised of metal and blockwork and are located to the west of the pavilion. The playing field measures c.4 acres 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 number of access points and the field remains popular with dog walkers.

1.3 The Land Allocations DPD has designated the site as open space.

**2.0 Proposal**

2.1 This application seeks consent for the demolition of the two outbuildings and erection of a single storey side extension and a detached outbuilding. The extension measures approximately 6.75m in width, 9m in depth with a monopitched roof with a maximum height of 3.75m and is finished in materials to match. The outbuilding measures 2.35m x 3.55m with a 2.5m maximum height and is finished in painted blockwork under a PVC roof.

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 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
20/00903/FUL	Retrospective application for the retention of a single storey rear infill extension to existing pavilion and a single storey outbuilding	Permitted

### 4.0 Consultation Responses

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

Consultee	Response
County Highways	<b>No objection</b>
Environmental Health	<b>No objection</b> (Advised that if the existing structures contain asbestos cement elements an asbestos removal plan will be necessary)
Property Services	<b>No response</b>
Public Realm Officer	<b>No response</b>
Sport England	<b>No objection</b>

4.2 The following responses have been received from members of the public:

- 1 letter of objection received stating issues with weeds and rats. Proposed outbuilding is located too close to boundary which would impact on views across the field.

### 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 accord with an up-to-date development plan without delay.

5.2.2 Given the proposed development is on a site that is located within a sustainable area, to an existing building and use 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 126, 130 & 134 and Policy DM29 and DM34 of the Development Management DPD (2020))

5.3.1 In terms of design, the extension matches the form and materiality of the main building and while commanding a relatively large footprint, appears proportionate to both the building and site. The matching materials are considered acceptable, and the form and appearance of the extension will ensure that the proposal blends into the existing building. The outbuilding is considerably smaller than the proposed extension and is located to the west of the main pavilion. The modest scale and

form will sit comfortably within the site ensuring it does not appear obtrusive.

- 5.3.2 Both the extension and outbuilding are well contained within the enclosed area of the playing field and will be seen within the context of the surrounding buildings. The extension and outbuilding 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.
- 5.3.3 The outbuilding will provide storage for the running of the club whilst the extension will serve a meeting room and W.C. The room will be used for committee meetings and for spectators to use on matchdays with matches occurring on Saturdays and Sundays. The meeting room will be open up to 8pm Tuesday to Saturday and 4pm on Sunday. A condition tying the use to the football club is suggested to ensure no inappropriate uses occur. The agent has also confirmed that the facility will not be hired out to any third party users outside of the football club.
- 5.3.4 Suitable drainage is fundamental to good design. The proposal will deal with surface and foul water as per the existing method via mains sewerage. The additional footprint of the proposal is relatively modest and is not considered to generate a significant increase in surface water run-off.
- 5.4 **Impacts upon residential amenity** (NPPF paragraphs 126, 130 & 134 and Policy DM29 of the Development Management DPD (2020))
- 5.4.1 The extension is sited away from the neighbouring boundaries and limited to single storey height to reduce any impact on the neighbouring properties. The window and doors are located to the front and rear facing the garages and playing field and will therefore not overlook residential properties and their associated garden space.
- 5.4.2 The outbuilding has been relocated away from the western boundary in light of public comments and is now approximately 4.25m away from the neighbouring boundary at its nearest point. Similar to the extension, the modest height of the outbuilding combined with the separation distance will ensure that it does not appear overbearing to the nearby residents. The application is currently out for re-consultation with neighbouring properties over the re-siting of the outbuilding. A verbal update will be provided to committee members at committee briefing.
- 5.5 **Impacts upon protected species** (NPPF paragraph 175 and Policy DM44 of the Development Management DPD (2020))
- 5.5.1 The previous application was accompanied with a bat survey submitted by Simply Ecology Limited. 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 This application has not been submitted with a bat survey but it is pragmatic to consider that the situation has not significantly changed within the course of 6 months. 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 98 & 99 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 does not involve the loss of any playing field. The buildings will provide an upgrade on the existing facilities for the football club providing a meeting room, W.C. and storage in association with the day to day running of the club.
- 5.6.3 Sport 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 and relates to where the proposed development is for ancillary facilities supporting the principle 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.

#### 5.7 **Any other matters**

5.7.1 Environmental Health raised no objection to the scheme but advised that the existing structures may contain asbestos cement elements and if so, an asbestos removal plan would be necessary. It is considered that this can be covered by a sufficiently worded advice note.

### 6.0 **Conclusion and Planning Balance**

6.1 The proposal has a design that is in keeping with the built form and does not occupy a prominent position within the local area 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	Standard three year timescale	Procedural
2	Development in accordance with amended plans	Procedural
3	Use tied to main use	Control

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

Lancaster City Council has made the decision 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 decision 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