

Agenda Item	A9
Application Number	25/00637/FUL
Proposal	Erection of single storey extension to the front
Application site	Lancaster City FC The Giant Axe West Road Lancaster
Applicant	Lancaster City FC
Agent	Mr Miles Manley
Case Officer	Mr Sam Robinson
Departure	No
Summary of Recommendation	Approval subject to conditions

(i) Procedural Matters

This form of development would normally be determined under the Council's Scheme of Delegation. However, the site is under the ownership of Lancaster City Council, and therefore, the application is referred to the Planning Regulatory Committee for determination.

1.0 Application Site and Setting

- 1.1 The site which forms the subject of this application is land within the Lancaster FC football ground, The Giant Axe which lies on West Road in Lancaster. The site lies adjacent to residential properties to the north, south and west whilst playing fields and the west coast mainline lie to the east of the site.
- 1.2 The site is designated as open space within the local plan whilst the Strategic Flood Risk Assessment identifies the site being at a medium risk of groundwater flooding.

2.0 Proposal

- 2.1 This application seeks consent for the erection of a single storey extension to the existing club house/facilities section of the building. The extension measures approximately 3.1m x 9.3m features a flat roof design and is finished in pebble dashing to match the existing building.

3.0 Site History

- 3.1 There are no relevant planning applications relating to this site.

4.0 Consultation Responses

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

Consultee	Response
County Highways	No objection
Property Services	No response
Sport England	No objection

4.2 No public responses 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
- Residential amenity
- Flood risk and drainage
- Open space

5.2 **Principle of development** (NPPF Sections 2 & 8; Strategic Policies and Land Allocations Development Plan Climate Emergency Review (SPLA DPD) policy SC3; and the Review of the Development Management Development Plan Document Climate Emergency Review (DM DPD) policy DM27)

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 The proposal is to provide for an extension to the existing clubhouse facilities providing an improved kitchen and accessible toilet area helping the club to comply with the regulations for the football league. As the proposal is to serve and provide improved facilities for an existing sporting use across the site, the development is supported in broad principle terms.

5.3 **Design** (NPPF Section 12; and DM DPD policies DM29 and DM30a)

5.3.1 Policy DM29 states that the Council will expect development to “*Contribute positively to the identity and character of the area through good design, having regard to local distinctiveness, appropriate siting, layout, palate of materials, separation distances, orientation and scale*”.

5.3.2 The extension will appear as modest and subservient addition to the existing football stadium finished in matching materials that will help blend into the existing built form. The inclusion of a flat roof differs from the existing roof arrangement but given the different roof types of the existing building, incorporating a pitched roof would not be possible. In any case given the modest scale, siting within the football ground and limited viewpoints from public areas, the proposal will not result in any adverse visual impacts on the wider area.

5.3.4 Policy DM30a states that “*The design of buildings must facilitate climate adaptation and mitigation measures, as well as ensuring that the structure and fabric can be retrofitted throughout the lifetime of the building*”.

5.3.5 The application has been accompanied with a brief sustainable design statement outlining that the building will incorporate energy-efficient insulation materials, high performance glazing and doors, energy-efficient and LED lighting. The extension could also provide for solar panels in the future if required. Considering the small scale of the extension, these measures are considered proportionate and sufficient in this instance.

5.4 **Residential amenity** (NPPF Section 12; and DM DPD policy DM29)

5.4.1 The extension will face towards the existing playing pitch and is approximately 12m from the nearest shared residential boundary located to the north which is comprised of an established hedge. Given the separation distance and single storey height of the extensions, the proposal will not result in any adverse impacts on the amenity of neighbouring properties.

5.5 **Flood risk** (NPPF Section 14; and DM DPD policies DM33 & DM34)

5.5.1 Policy DM33 states *“Proposals will be required to minimise the risk of flooding to people and property by taking a sequential approach which directs development to the areas at the lowest risk of flooding. Consideration must be given to all sources of flood risk”*.

5.5.2 The site is subject to a medium risk of groundwater flooding and is sited on existing hardstanding. The design and construction of the extension indicates that the floor level will be 150mm above the external ground level and will match the existing internal levels of the building. The design will also see damp-proofing and appropriate tanking systems to be used at floor slab level. This will help to minimise the risk of flood.

5.5.3 As the extension is considered to be ‘minor development’ in the context the NPPF, a sequential test is not required. In any case, as the extension is to serve an existing use of the site and the entire site is affected by a medium risk of groundwater flooding, there is no sequentially preferable site to place the extension.

5.6 **Open space** (NPPF Section 8; SPLA DPD policy SG3 and DM DPD policy DM27)

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 As outlined above, the extension will provide an upgrade on the existing facilities for the football club providing an improved kitchen and WC area in association with both the day to day running of the club and match day events.

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 football pitch, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.6.4 Sport England have considered the application and have raised no objection due to this exception being met. Consequently, the proposal is considered to meet the requirements of 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 area nor does it have a detrimental impact upon the residential amenity of the neighbouring properties. The proposal will improve upon the existing facilities of the football club without impacting on the useability of the playing field. 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	Timescales	Standard
2	Development to accord with plans	Standard

3	Materials to match	Control/compliance
4	Development to accord with FRA	Control/compliance
5	Development to accord with sustainable statement	Control/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