



**Horsham
District
Council**

DEVELOPMENT MANAGEMENT REPORT

TO: Development Management Committee (North)
BY: Development Manager
DATE: 4 October 2016
DEVELOPMENT: Refurbishment of building to provide 2 changing rooms and Change of Use of the northern half to B1(a) Business and B8 Storage
SITE: Horsham District Council Changing Rooms Bennetts Field Brighton Road
WARD: Horsham Park
APPLICATION: DC/16/1531
APPLICANT: Horsham District Council

REASON FOR INCLUSION ON THE AGENDA: Horsham District Council is the applicant.

RECOMMENDATION: To grant planning permission.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks consent for the refurbishment of the existing building to create two hipped roofs, with solar panels, with alterations to existing door openings throughout the building. The proposal would allow the refurbishment of two changing rooms, within the southern part of the building, and a B1(a) (office) / B8 (storage) use within the northern building. The B1 / B8 use is speculative, with no end-user identified, but it is understood that in the first instance the applicant (Horsham District Council) is likely to occupy the unit.

DESCRIPTION OF THE SITE

1.3 The application site relates to a detached single-storey flat-roofed building to the south of Bennett's Field, a recreation ground within the built-up area of Horsham. The building has an off-set footprint and is currently unused, having previously provided 4 changing rooms. The site is accessed off Brighton Road, via Higgins Way which gives access to off-street parking, garages and the rear of properties on St Leonards Road. The nearest residential property is approximately 19m to the south.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

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RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework (2012)

RELEVANT COUNCIL POLICY

- 2.3 Horsham District Planning Framework (HDPF 2015), the most relevant policies are:-

HDPF1 - Strategic Policy: Sustainable Development
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Forest Neighbourhood Council is part of the Horsham Blueprint Neighbourhood Forum, for which there is no 'made' neighbourhood plan.

PLANNING HISTORY

HU/15/52	Application to station and use a caravan (From old Planning History)	PER
HU/25/79	New sports changing rooms Comment: Tp (From old Planning History)	PER
HU/279/84	Extension to existing changing rooms (From old Planning History)	PER
HU/73/67	Clothing and equipment store (From old Planning History)	PER

3. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

- 3.1 Economic Development: The proposal will result in the refurbishment of the changing rooms and create an opportunity for storage and business use.

OUTSIDE AGENCIES

- 3.2 WSCC – Highway Authority: No objection, it is not expected that the proposal would result in a material increase or change in trips generation or the character of traffic in the vicinity of the site.

PUBLIC CONSULTATIONS

- 3.3 No comments have been received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The key issues of consideration relate to the principle of development in this location, and the impact on the character and appearance of the area, on neighbouring amenity and on highways.

Principle of development

- 6.2 The application relates to an existing building on the edge of Bennett's Field within the built-up area of Horsham. It is understood that the building has not been used for approximately 2 years and that prior to this only one set of changing rooms were in use. The proposal would entail refurbishment of the existing building to provide two improved and enhanced changing rooms for use in association with the recreation ground. In this context there is no objection to the partial loss of changing rooms on the site, with the provision of enhanced facilities supported by policy 43 of the HDPF.
- 6.3 The change of use to the northern section of the building would create an open-plan Class B1(a) (i.e. offices) / B8 (storage) unit. Policy 7 (Economic Growth) and Policy 9 (Economic Development) of the HDPF both support the provision of small, start-up and move on business units. While the end user is at this stage unknown it is considered that the size of the unit could potentially be used by a small business that are either starting up or moving onto larger premises. As such there is no objection in principle to a change of use, subject to detailed amenity considerations.

Character and appearance

- 6.4 The proposed external alterations would comprise the formation of hipped roofs, which would accommodate solar tubes, to each block; the reconfiguration of window and door openings; and, replacement rainwater goods. The proposed alterations would improve the appearance of the building and immediate surroundings and are therefore considered acceptable.

Impact on neighbouring amenity

- 6.5 The proposed B1 / B8 element would introduce a commercial element to the building which is not currently present. The unit would though provide a low-key use in an accessible location adjoining an existing car park. It is considered that the scale and siting of the unit would minimise the potential for disturbance and the absence of windows and doors would effectively control noise from within the premises. It is noted that no concerns have been raised by neighbouring residents and B1 uses are by definition appropriate in residential locations; this reinforces the view outlined above and no conditions are considered necessary relating to operating hours.
- 6.6 The building is sited a considerable distance from adjoining residential properties and the external alterations would not result in any harmful loss of light, outlook or privacy for adjoining residents.

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- 6.7 The refurbished changing rooms would not amount to a change of use and, given the nature of the surrounding recreation ground, would not be expected to result in a material increase in noise or disturbance.

Highway impacts

- 6.8 The proposal is not considered likely to generate an increase in trips to or from the site and there would therefore be no material impact on adjoining highways. The Highway Authority has raised no objections to the proposal.

7. RECOMMENDATIONS

- 7.1 That the application be approved, subject to the following conditions:

1. A list of the approved plans
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework (2015).

4. The premises, as identified on drawing no. 5638/202, shall be used as an office (Use Class B1(a)) and / or storage (Use Class B8) only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification), no change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy 33 of the Horsham District Planning Framework (2015).