



PLANNING COMMITTEE: 10th June 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0473: Extension to existing bowling club building to provide new changing and locker room at Indoor Bowls Centre, Kingsthorpe Recreation Ground, Harborough Road

WARD: Sunnyside

APPLICANT: Mr Colin Dalglish, Northampton & District IBA

AGENT: Mr Matthew Fox

REFERRED BY: Head of Planning
REASON: Development affects Council owned land

DEPARTURE: NO

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions for the following reason:

The development would enhance the provision of facilities at an existing sports facility and would not be of any visual or amenity detriment to the surrounding locality in accordance Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application proposes the erection of a single storey extension on the north-western side of the indoor bowling club to provide new changing and locker facilities. The building would be a brick block construction with brick facing to match the existing main entrance with a metal seam roof similar to existing. The existing fire escape would be re-located to the outside of the extension. The building would be 39.15m in length and extend 3.4m out from the side of existing building

with a sloping roof up to a height of 3.7m below the height of the main building.

3. SITE DESCRIPTION

- 3.1 The application site comprises of an indoor bowls club situated on land owned by the Borough Council. A large car park extends out from the front of the building enclosed by palisade fencing on all sides with access from Harborough Road. The building is a large predominantly steel frame metal clad construction with a single storey brick faced entrance to the front. The site directly borders onto Kingsthorpe Recreation Ground situated to the northwest with mature trees forming the south-eastern and western boundaries of the site. Residential properties are located to the south-east and south-west.

4. PLANNING HISTORY

- 4.1 94/0151 – Flat roofed extension to existing indoor bowling club. Approved 6.04.94.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Northampton Local Plan 1997 saved policies and whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies

National Planning Policy Framework (NPPF)

Para 56 – good design is a key aspect of sustainable development.

Para 70 – Planning decisions should plan positively for the provision of shared space, community facilities, including sports venues, to enhance the sustainability of communities and residential environments.

5.3 Northampton Local Plan 1997 (Saved Policies)

E20 – New development should reflect character of surroundings in terms of layout, siting, form, scale and materials and ensure adequate standards of privacy and daylight

Other Material Considerations

- 5.4 Submitted West Northamptonshire Joint Core Strategy (as subsequently modified)

No relevant policies.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Environmental Health** – No objection.

- 6.2 **Asset Management** – No objection.

7. APPRAISAL

Principle of development and design

- 7.1 The NPPF supports the provision of community facilities including indoor sports venues. The proposed extension would provide an enhancement to the existing facilities at the club providing additional space for changing and locker facilities and is therefore considered in accordance with the aims of the NPPF.

- 7.2 The NPPF and Policy E20 of the Local Plan encourage good design and seek to ensure that new development reflects the character of its surroundings in terms of scale, form and use of materials.

- 7.3 The proposed extension would be clearly visible from the surrounding public areas including the park but would be a relatively small scale addition to the existing building with a simple form. Proposed materials would be in keeping with materials used at the main entrance to the building. The design and appearance are considered to be in keeping with the existing structure and would not have any significant adverse visual impact on the character of the surrounding area.

Impact on Amenity

- 7.4 The nearest residential properties are located adjacent to the southern boundaries of the site. There are no windows proposed in the extension and the building would not be located any nearer to these residential properties than the existing building such that it is not considered there would be any increased impact on adjacent residential amenity.

8. CONCLUSION

- 8.1 The proposed development would enhance the facilities provided at an existing sports facility and would not be of any visual or amenity detriment to the surrounding locality in accordance with the above policies and is therefore deemed acceptable.

9. CONDITIONS

1. 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.

2. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing entrance to the building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Materials Plan, Proposed Site Plan, Proposed Floor Plan and Proposed Elevations Plan.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

10. BACKGROUND PAPERS

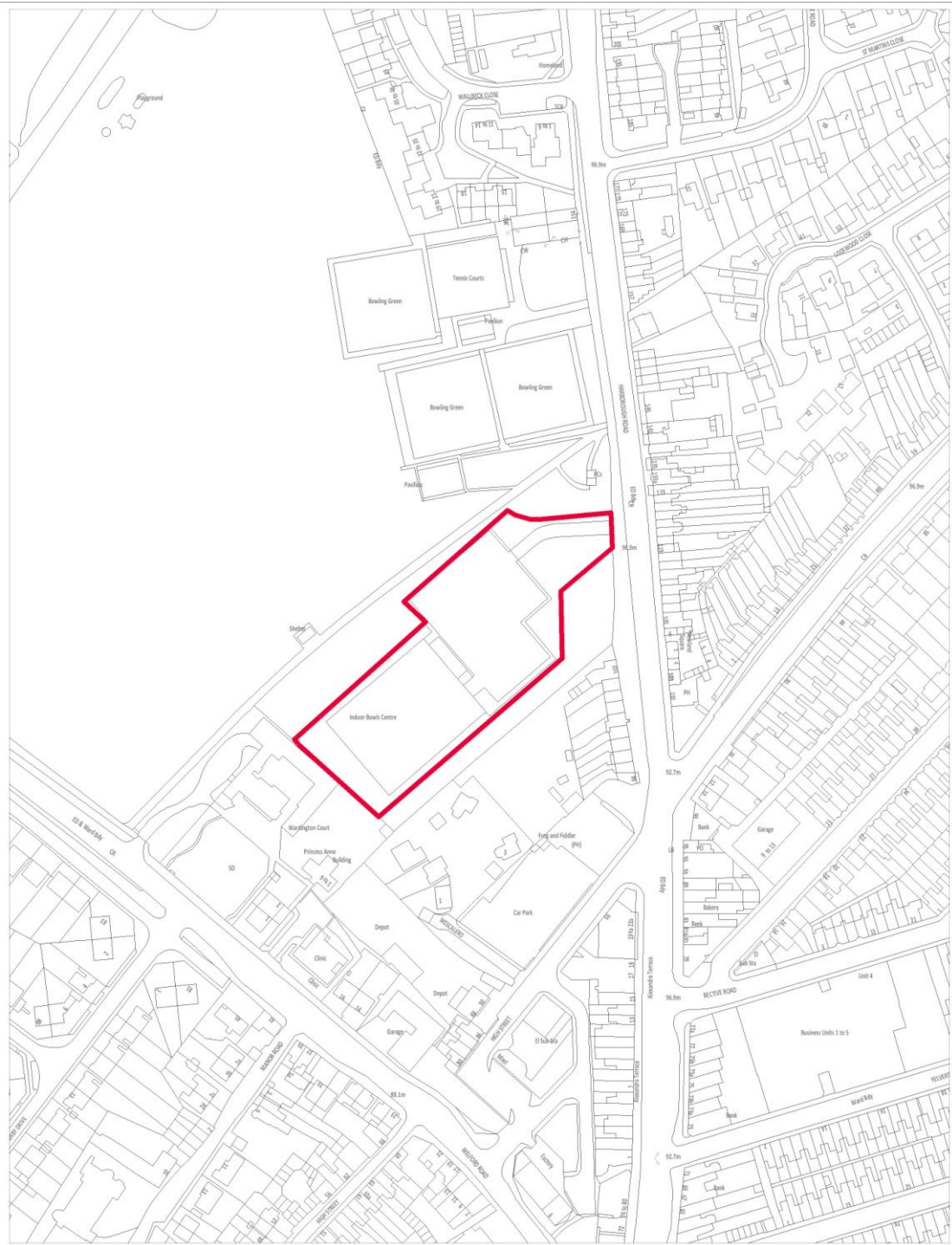
- 10.1 N/2014/0473.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: **Planning**
 Date: **27th May 2014**
 Scale: **NTS**
 Dept: **Planning**
 Project: **Committee**

Title

Kingsthorpe Recreation Ground, Harbrough Road

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