



PLANNING COMMITTEE: 30th September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0907: Extension to existing bowling club building to provide changing and locker room (Re-submission of planning approval N/2014/0473) at Indoor Bowls Centre, Kingsthorpe Recreation Ground, Harborough Road

WARD: Sunnyside

APPLICANT: Mr Colin Dalglish, Northampton & District IBA

AGENT: Mr Matthew Fox

REFERRED BY: Director of Regeneration, Enterprise and Planning

REASON: Council owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

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 the amended scheme would not be of any visual or amenity detriment to the surrounding locality in accordance Policy E20 of the Northampton Local Plan and aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application is a re-submission of N/2014/0473 for 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 only

amendments to the previously approved scheme are the proposed materials which were previously shown on plan as a brick built construction now proposed as a metal frame construction with brown metal cladding to match the existing building. The dimensions of the building would be as previously approved being 39.15m in length and extending 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. The existing fire escape would be re-located to the outside of the extension.

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 N/2014/0473 – Extension to existing bowling club building to provide locker room. Approved 11.06.14.
- 4.2 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.

5.4 **Other Material Considerations**

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

No relevant policies.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Environmental Health** – no objections.

7. **APPRAISAL**

7.1 The principle of an extension to the existing bowling club building has already been established by the previously planning approval N/2014/0473 in June 2014. The existing building is predominantly a metal frame construction with brown metal cladding. Later additions including an extension to the front were constructed in brick. The proposed amendment to alter the approved materials for the proposed extension from brick to brown metal cladding is considered acceptable and would ensure the appearance of the extension remains in keeping with the existing building.

7.2 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 amended materials would be in keeping with the appearance of the existing building and are in accordance with the above policy requirements and therefore considered 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 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

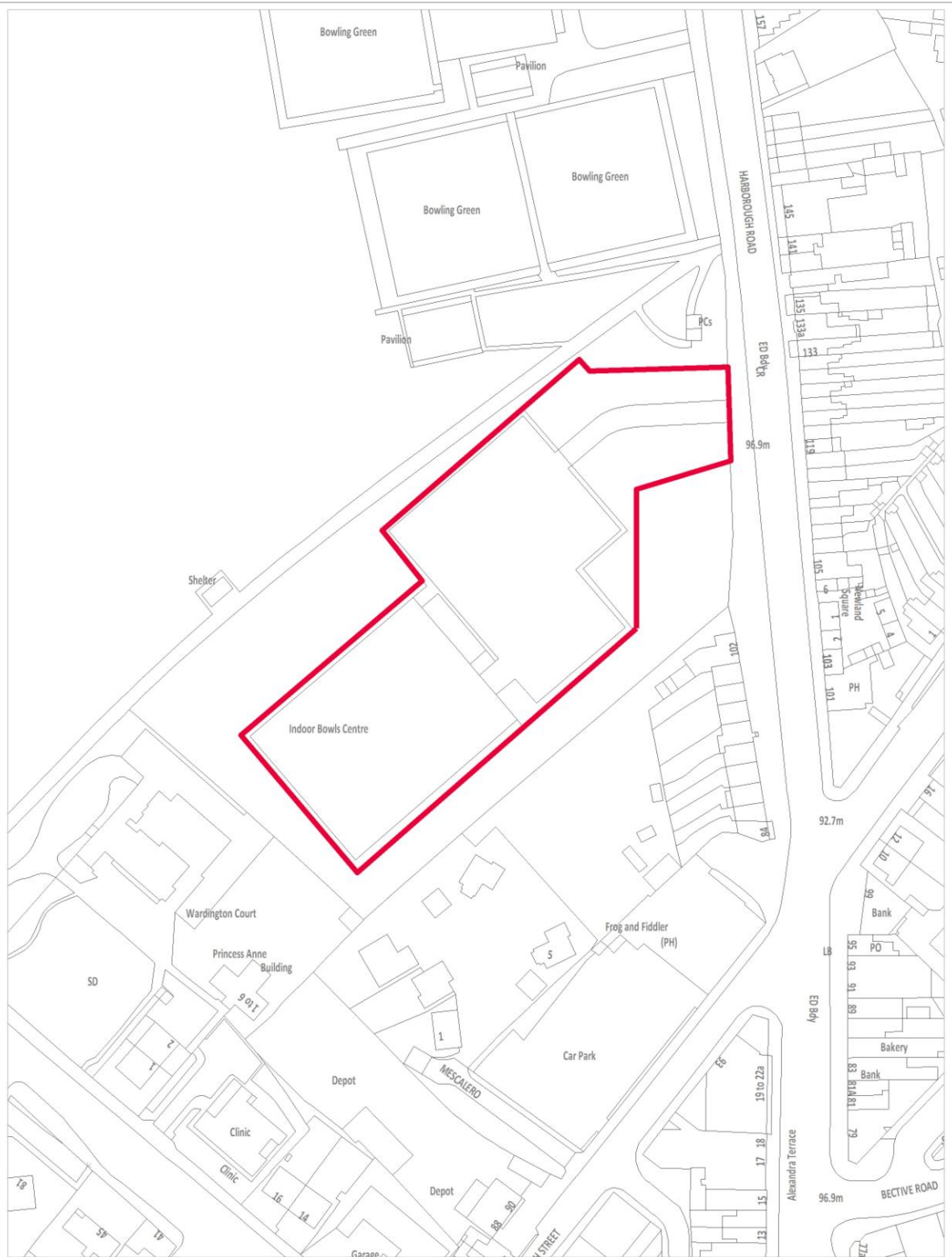
- 10.1 N/2014/0907.

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: Location Plan
 Date: 16th September 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
Indoor Bowls centre, Kingsthorpe Rec. Ground

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