

Application Number:	2013/480	Application Type:	Full
Proposal:	Demolition of existing tennis club building and erection of new building to the side of existing tennis courts	Location:	Haslingden Sports Centre Helmshore Road Haslingden
Report of:	Planning Unit Manager	Status:	For publication
Report to:	Development Control Committee	Date:	12 November 2013
Applicant:	Mr R Johnson	Determination Expiry Date:	10 December 2013
Agent:			

Contact Officer:	Richard Elliott	Telephone:	01706-238639
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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Council Land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Committee approve Permission subject to the Conditions set out in Section 10.

2. SITE

The existing tennis club building is situated within the grounds of Haslingden Sports Centre, approximately 3m from the rear boundary of the back gardens of 14 and 16 Mayfield Avenue. It is 1-storey and has a floor area of approximately 63sq m, with a pitched roof and white rendered walls.

The tennis courts are located to the west of the building, beyond which are open playing fields.

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Walls/fences of approximately 1.8 m in height screen the tennis club building from the neighbouring houses to a degree. The building is visible also from the Public Footpath which runs through the grounds of Haslingden Sports Centre from Mayfield Avenue (between No.16 and No.18) to Causeway Head).

The application site lies within the Urban Boundary of Haslingden and is part of a designated Greenland and Recreation Area.

3. RELEVANT PLANNING HISTORY

2011/0078 Erection of new Tennis Club Building

The proposed building was to be located approximately 50 m to the west of the existing building, immediately adjacent to the tennis courts and approximately 20m from the side boundary of 10 Myrtle Grove. It was to contain a club room, kitchen, changing rooms, WC/shower and a tractor store, have a floor area of 82.6 sq m and be 3.1 m high, with a flat roof and rendered blockwork walls.

Approved but not implemented

4. PROPOSAL

Rather than implement the scheme previously permitted, permission is sought to erect a new tennis club building to be sited approximately 30 m to the west of the existing building, immediately adjacent to the tennis courts and approximately 20m from the side boundary of 18 Mayfield Avenue.

The proposed building will contain a club room, kitchen, changing rooms, WC/shower and a tractor store, have a floor area of 75 sq m and be 3.6 m high, with a pitched asphalt roof and rendered blockwork walls. There will be one window and a door in the elevation facing the tennis courts, and the same in the rear elevation; the window openings will include concealed roller shutters integrated into the lintels.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

- Section 1 Building a Strong Competitive Economy
- Section 4 Promoting Sustainable Transport
- Section 7 Requiring Good Design
- Section 8 Promoting Healthy Communities
- Section 10 Meeting the Challenges of Climate Change, Flooding, etc

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 6 Haslingden and Rising Bridge
- Policy 1 General Development Locations and Principles
- Policy 8 Transport
- Policy 9 Accessibility
- Policy 17 Rossendale's Green Infrastructure
- Policy 23 Promoting High Quality Design & Spaces
- Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

LCC (Highways)

No objection

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 25/10/13 and seven letters were sent to neighbours on 25/10/13.

No comments have been received.

8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; 4) Access/Parking;

Principle

The site is sustainably located within the Urban Boundary and next to the tennis courts and Haslingden Sports Centre.

In accordance with Council Greenlands Policy, *“a limited amount of development will be allowed where the retention of the open character of the land will still predominate, the development being in all cases ancillary to the use of the land”*.

Accordingly, I do not consider the scheme contrary to Greenlands Policy.

Visual Amenity

The building would be broadly similar in size to the existing building, with a siting little different to that which would result from Planning Permission 2011/0078. I am satisfied that the design is appropriate to its function and would not unduly detract from the character and appearance of the area.

The scheme is considered acceptable in terms of visual amenity.

Neighbour Amenity

The proposed building would be further away from residential properties than the existing building, making noise disturbance from its use less likely. Separation distances are such that the building will not unduly detract from light, privacy and outlook of neighbours.

The scheme is considered acceptable in terms of neighbour amenity.

Access / Parking

There would be no affect on existing parking facilities at Haslingden Sports Centre and the scheme would not increase the demand for parking at the site. The scheme is considered acceptable in terms of highway safety.

9. Summary Reason For Approval

The proposed development is considered acceptable in principle and, subject to conditions, would not detract to an unacceptable extent from the visual and neighbour amenity or highway safety, having regard to the NPPF and Policies 1, 8, 9, 17, 23 and 24 of the Council's adopted Core Strategy DPD (2011).

10. **RECOMMENDATION**

That the application be Approved subject to conditions as stated below.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

2. The facing materials to be used in the construction of the buildings hereby permitted shall be as stated on the application form and approved drawings, unless a variation is first agreed in writing by the local planning authority.

Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

3. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to erection/installation.

Reason: In the interests of visual and neighbour amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am to 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.

Reason: In the interests of visual and neighbour amenity, in accordance with Policy DC1 of the Rossendale District Local Plan