SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings
Fountain Street
Leek, Staffordshire, ST13 6JP
Tel / fax 01538 386002
e-mail info@sammonsltd.co.uk

PLANNING STATEMENT INCLUDING MATTERS OF DESIGN AND ACCESS

PROPOSAL : EXTENSION AND REFURBISHMENT OF CLUBHOUSE

ADDRESS : LEEK TENNIS CLUB, PARK ROAD, LEEK, ST13 8JS

APPLICANT : LEEK TENNIS CLUB

DATE : SEPTEMBER 2019 **JOB No. : 2017-2248**

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1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Leek Tennis Club to prepare and submit a planning application for the refurbishment and erection of extensions to the existing clubhouse at the club's site.

2.0 USE

The application proposes a leisure use. The proposed building will accommodate a clubroom, storage and changing and kitchen facilities which is a reflection of then uses in the existing building.

3.0 AMOUNT

The existing clubhouse has a floorspace of 72sq.m. The proposal will add an extra 32sq.m. floorspace to the building.

4.0 LAYOUT

The proposal is an extension of the existing building and therefore in the same location on the site.

5.0 SCALE

The dimensions of the extended building are 16.45m long by 9.02m deep and 6.42m ridge height.

6.0 LANDSCAPING

The site has existing natural screening on its boundaries. This will remain untouched.

7.0 APPEARANCE

The proposed building will be constructed out of blockwork rendered on the outside with timber in each of the two gables with a tile roof.

8.0 ACCESS

The current site is accessed off Park Road. This will remain as existing.

9.0 PLANNING POLICY

As you will be aware Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the Development Plan unless material considerations indicate otherwise. Given this obligation, this chapter therefore considers national guidance relevant to the application as well as the Core Strategy Development Plan Document (March 2014). The following is considered relevant:

Core Strategy

SS1 – Development Principles
SS1a – Presumption in Favour of Sustainable Development
SS5a – Leek Area Strategy
SD1 – Sustainable Use of Resources
C2- Sport, Recreation and Open Space
DC1 – Design Considerations
T1 - Development and Sustainable Transport

National Planning Policy Framework

There is considerable planning policy and guidance relevant to the planning application proposal at both local and national levels. The NPPF is significant as it sets out the Government's commitment for a positive response to planning proposals that would deliver sustainable development in order to assist growth to the economy. It has been made clear that the planning system has a key role in facilitating growth and development should be supported with a presumption in favour of granting planning permission. This change of emphasis provides an important background to the application proposal.

National Planning Policy Framework places a strong emphasis on promoting economic growth and sets out policies for the control of development. The Development Plan represents the starting point for the determination of this application, which in this instance is the Core Strategy. The guidance contained within the National Planning Policy Framework is also relevant, in particular the following Chapters:

Within the NPPF it is also worth noting the following relevant paragraphs:

- Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, (para 2).
- The purpose of the planning system is to contribute to the achievement of sustainable development (para 7).
- So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (para 10)
- Access to ….. opportunities for sport and physical activity is important for the health and well-being of communities. (para 96).

10.0 THE PROPOSAL AND POLICY ASSESSMENT

The purpose of the proposal is to provide enhanced facilities for club members and visitors. The building is about 20 years old and no longer meets the club's aspirations. It provides storage, kitchen, social and changing facilities but does not incorporate comfortable facilities for visiting

players. The club plays an important part in Leek's reputation for high quality sport, but the club believes that the clubhouse lets them down. It therefore proposes to refurbish and extend it in a way that improves its capacity to provide a welcome environment for members and visitors alike.

The applicant has consulted the two nearest residential neighbours who share the club access, and neither have expressed objections.

The enlarged clubhouse will have a floorspace of 104 sq.m. compared with the existing floorspace of 72.5 sq.m. It will be how much higher by 1.8m and have its main windows in the front elevation overlooking the site. Whilst these dimensions show an increase in the size of the building, this outcome is not the proposal's purpose- it is to improve club facilities. It is not considered that the proposal will result in increased traffic.

The design of the extended building is considered acceptable and its relationship with its neighbours will not be affected.

Paragraph 96 of the NPPF Open Space and Recreation stresses the importance of access to a network of high-quality open spaces and opportunities for sport and physical activity is for the health and well-being of communities. It requires that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.

Core Strategy C2 states that the Council will…. protect and improve the quantity, quality and accessibility of open space and outdoor sports, leisure …. throughout the district.

The NPPF and the Council's planning policies clearly support the provision of new and improvement of existing outdoor sport facilities. Sport and recreational facilities are important to0 the health and well-being of the community and achieve one arm of the overall sustainability aims of the NPFF and Core Strategy. The size of the proposed building and its design will be acceptable on the site.

11.0 CONCLUSION

The Government has a strong commitment to sustainable development and this runs through the heart of the Council's Core Strategy. This provides a strong presumption in favour of development. The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and goes on to state that local planning authorities should look for solutions rather than problems with decision-takers at every level seeking to approve applications for sustainable development where possible.

The application is considered to accord with the Development Plan Policies and guidance contained within the National Planning Policy Framework. The proposed scheme will make a positive contribution to the locality in terms of providing enhanced opportunities for outdoor sport and recreation.