

Item	08/00415/CB3	Permit Reg 3 Application
Case Officer	Mr David Stirzaker	
Ward	Clayton-le-Woods North	
Proposal	Proposed demolition and rebuilding of reception area to enable the installation of a DDA compliant lift to enable access to first floor.	
Location	Clayton Green Sports Centre Clayton Green Centre Clayton Green Road Clayton Green Clayton-Le-Woods	
Applicant	Chorley Borough Council	
Proposal	This application is being reported to Development Control Committee as the Council is the applicant. Planning permission is sought for the demolition and rebuilding of the reception area/entrance to Clayton Green Sports Centre, which is located on Clayton Green Road in Clayton Le Woods and run by Community Leisure Services (CLS).	
Background	The application has been submitted in order to provide a new improved access to the sports centre and improve the internal facilities including a lift. The improved entrance will be fully compliant with the Disability Discrimination Act (DDA) thus enabling the wider use of the sports centre by a greater range of members of the public. The dated façade is also being upgraded at the same time. Ground floor windows in the east facing elevation are being infilling to facilitate some of the internal changes.	
Planning Policy	National Planning Policy PPS1 - Sustainable Development Joint Lancashire Structure Plan Policy 7 (JLSP) - Accessibility & Transport SPG (To Policy 7) - Access & Parking Chorley Borough Local Plan Review GN1 - Settlement Policy – Main Settlements GN5 - Building Design & Retaining Existing Landscape	
Features	TR4 - Highway Development Control Criteria SPG - Design Guidance	
Planning History	Installation of single flight external staircase and weather covering of existing staircase (Ref No. 99/00117/FUL). Granted planning permission on 16 th March 1999. A steel frame front extension and complete refurbishment of changing facilities (Ref No. 06/00651/FUL). Granted planning permission on 25 th July 2006.	
Consultations	Clayton Le Woods Parish Council raises no objections to the application.	
Representations	To date, no representations have been received. If any are received following this report, they will be reported to Members in the Addendum.	
Assessment	<u>Principle of development</u> The principle of the development is acceptable and does not raise any planning policy issues given the site is in the main GN1 Settlement area.	

Design & Scale

The design and scale of the rebuilt reception area/entrance is sympathetic in relation to the existing utilitarian building in terms of its scale and by virtue of the use of matching brickwork elevations along with a modern aluminium fascia soffit system to the ground and first floor flat roofs. The more modern appearance of the reception area/entrance will be an improvement over the existing dated entrance area and the upgraded internal facilities and the lift will help to improve access to the sports centre by being fully DDA compliant. The infilling of the ground floor windows in the east facing elevation of the building does not raise any issues as this elevation is screened from view by existing trees. No objections are therefore raised in relation to the design and scale of the rebuilt reception area/entrance to the sports centre.

Impact on Neighbour Amenity

The rebuilt access does not raise any issues in terms of neighbour amenity impact, as there are no residential properties close by.

Highways

Given the facilities are simply being rebuilt and improved, the sports centre is not likely to generate additional traffic in relation to its existing state hence there are no highways issues with the application.

Conclusion

The rebuilt access to Clayton Green Sports Centre will provide a more modern solution in terms of visual appearance whilst also enhancing the accessibility of the sports centre by being fully DDA compliant and improving the internal facilities hence it is considered that the proposal accords with the objectives of the requisite planning policies listed in this report.

Recommendation

On the basis of the above, it is recommended that planning permission be granted.

Conditions

1. The proposed development must be begun not later than three years from the date of this permission.

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

2. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including surrounds, cills and/or lintels.

Reason : In the interests of the character and appearance of the building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the approved plans) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.
