

2.3 REFERENCE NO - 22/504805/FULL		
APPLICATION PROPOSAL Conversion of existing committee room to disabled toilet, and creation of new entrance to west elevation to facilitate access for wheelchairs and mobility scooters, including creation of an access ramp.		
ADDRESS Rushenden Club Rushenden Road Queenborough Kent ME11 5JZ		
RECOMMENDATION That planning permission is Granted subject to conditions		
REASON FOR REFERRAL TO COMMITTEE The applicant is a Councillor.		
WARD Queenborough And Halfway	PARISH/TOWN COUNCIL Queenborough	APPLICANT Cllr Peter Marchington AGENT
DECISION DUE DATE 24/01/23	PUBLICITY EXPIRY DATE 03/01/23	CASE OFFICER Emily Clark

Planning History

SW/12/0305

Erection of replacement perimeter fencing 1.2metres in height for car park, west elevation and gates and 2 metre high fencing along grounds to the south.

Grant of Conditional PP Decision Date: 28.05.2012

SW/90/0301

Single storey extension to existing community hall

Grant of Conditional PP Decision Date:

SW/88/0332

Entrance hall

Approved pre 1990 Decision Date: 02.06.1988

SW/85/1034

Extension to form beer store and general store and bar extension

Approved pre 1990 Decision Date: 11.12.1985

SW/80/1436

Erection of community centre

Approved pre 1990 Decision Date: 20.01.1981

1. DESCRIPTION OF SITE

1.1 The application site consists of a single storey building that is situated just off Rushenden Road within the built up area boundary. The building is used as a community hall. The main entrance is located to the north elevation with a car park and a grassed area to the side and rear. The building is currently rendered with white UPVC windows. The rear of the site is enclosed with 1.8m close boarded fencing with lower fencing on the boundary adjacent to Rushenden Road.

2. PROPOSAL

- 2.1 Planning permission is sought for the conversion of an existing committee room to disabled toilet, and the creation of a new entrance to the west elevation to facilitate access for wheelchairs and mobility scooters, including creation of an access ramp.

3. PLANNING CONSTRAINTS

- 3.1 None.

4. POLICY AND CONSIDERATIONS

- 4.1 The development plan consists of the adopted Bearing Fruits 2031: The Swale Borough Local Plan 2017 and policies:

Policy ST3 The Swale settlement strategy

Policy CP4 Requiring good design

Policy CP6 Community facilities and services to meet local needs

Policy DM14 General development criteria

Policy DM16 Alterations and extensions

Policy DM19 Sustainable design and construction

5. LOCAL REPRESENTATIONS

- 5.1 No local representations received.

6. CONSULTATIONS

- 6.1 **Queenborough Town Council** support the application. No reasons were provided.
- 6.2 **KCC Highways:** advise that the development falls outside their criteria to comment.
- 6.3 **Environmental Protection Team:** no objections.

7. APPRAISAL

- 7.1 The main considerations in the determination of this application are: -

- Principle of development
- Character and appearance
- Impacts on neighbouring amenity
- Highway and access

Principle

- 7.2 Policy ST3 of the Swale Local Plan 2017 supports development within the urban confines of towns and local centres in the borough.
- 7.3 The application site is located within the built-up area boundary of Queenborough, and the application relates to the enhancement of disabled access facilities in association with a community facility. Policy CP6 of the Local Plan seeks to safeguard existing community facilities, and I consider that this would support the ongoing function and use

of this community facility. Therefore, given the nature of the application and the site location, the principle of development is supported in policy terms, subject to the application fulfilling the other policy requirements set out below.

Character and appearance

- 7.4 Policy CP4 of the Swale Local Plan 2017 requires development proposals to be of high-quality design and to be in keeping with the character of the area. It states that particular regard should be paid to the scale, height, materials, detailing, mass, bulk, articulation and site coverage of any future proposals.
- 7.5 The alterations are minor, but are visible from Rushenden Road adjacent to the application site. There are a number of window and door openings already present on the west elevation. The additional door proposed makes very little difference to the appearance of the building and causes no visual harm. Likewise the proposed ramp is very minor in nature, being raised approx. 75mm from existing ground level, and the low supporting wall adjacent to the ramp is similarly small in scale and height, at between 0.5m and 1m in height.
- 7.6 Overall, the proposed external works are very modest in scale and I do not consider that there would be any notable change to the appearance of the building or harm to visual amenity. The internal conversion works described in the application do not require planning permission, only the external alterations.

Impact on neighbouring amenity

- 7.7 Policy DM14 states that any new proposed developments should not cause significant harm to the amenities of surrounding uses or areas and due consideration will be given to the impact of the proposed development upon neighbouring properties. Any new proposed schemes should not result in significant overshadowing through a loss of daylight or sunlight, in an unreasonable loss of privacy, in an unreasonable loss of outlook or in excessive noise or odour pollution.
- 7.8 In view of the nature of the development, and the distance from neighbouring properties, the proposal would not impact the living conditions of neighbouring properties.

Highways and access

- 7.9 The proposed development would not impact the existing parking arrangement for the club and would make the facility more accessible to disabled persons.

8. CONCLUSION

- 8.1 The works to improve disabled access to this community facility are minor and would support the ongoing function of the club without causing harm to neighbouring or visual amenity. As such the development is in line with Policies CP4, CP6 and DM14 of the Local Plan and I recommend approval.

9. RECOMMENDATION

That planning permission is GRANTED subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried in accordance with the following approved plan: RCH10 Proposed South Elevation; RCH2 Rev A Proposed Block Plan; RCH6 Rev A Proposed Floor Plan; RCH7 Proposed Layout Plan; RCH9 Proposed North Elevation; RCH8 Rev A Proposed West Elevation.

Reason: For the avoidance of doubt and in the interests of proper planning

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

