



## Committee Report

**Planning Committee South - 27 April 2021**

**Application no DC/21/0631/FUL**

**Location**

Felixstowe Rugby Club  
Mill Lane  
Felixstowe  
Suffolk  
IP11 2LN

<b>Expiry date</b>	8 April 2021
<b>Application type</b>	Full Application
<b>Applicant</b>	Felixstowe Rugby Union Football Club
<b>Parish</b>	Felixstowe
<b>Proposal</b>	Clubhouse extension and recladding
<b>Case Officer</b>	Jamie Behling 07919 303788 Jamie.Behling@eastsuffolk.gov.uk

### 1. Summary

- 1.1. The proposed development seeks permission to extend and clad the existing Felixstowe Rugby Club clubhouse.

Reason for Committee

- 1.2. As the owner of the Land is East Suffolk Council, the proposal is to be determined at Planning Committee, in accordance with the Scheme of Delegation.

Recommendation

- 1.3. The application is recommended for approval subject to conditions, because the scheme accords with Planning Policy and is acceptable in terms of all relevant material planning considerations, including visual and residential amenity.

## 2. Site description

- 2.1. Felixstowe Rugby Club is a large playing field within the settlement boundary of Felixstowe. The site is surrounded by residential dwellings that border the site. In the northern corner is the clubhouse accessed from Mill Lane, with a few other small buildings surrounding it making up a grouping ancillary to the playing field. The clubhouse is single storey, of a fairly simple box design with shallow pitched roof, appearing slightly dated and in need of a refurbishment. The clubhouse is used for many events beyond that directly associated with the club including other sports events, birthdays, weddings, discos, corporate events etc.

## 3. Proposal

- 3.1. The proposal seeks to extend the building with a deeper footprint towards the field and increase the height of the building with a new flat roof. The whole building will then be covered in an aluminium cladding and a new sign on the rear elevation facing the field reading 'Felixstowe Rugby Club'. A canopy covering a seating area is also proposed on the rear. The works will allow the club to develop its community and outreach facilities in an updated, spacious and flexible building.

## 4. Consultations/comments

- 4.1. Two letters of No Objection:

The two comments received by neighbours did not raise any material planning considerations but advised on further improvements that could be done to the playing field in the future and a point that larger scale development maybe in consideration at a later date.

## 5. Consultees

### Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	17 February 2021	25 February 2021
"Committee recommended APPROVAL"		

### Publicity

None

## Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 18 February 2021

Expiry date: 11 March 2021

### 6. Planning policy

6.1 National Planning Policy Framework 2019

6.2 East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020

SCLP8.1 - Community Facilities and Assets

SCLP8.2 - Open Space

SCLP11.1 - Design Quality

SCLP11.2 - Residential Amenity

### 7. Planning considerations

#### Principle

7.1. The Council considers it is important to retain community facilities across the plan area to both serve the local community and support tourism activities in the area. The open space and recreational facilities and the continued management of these areas across the plan area are vital for the promotion of healthy communities and active lifestyles for all. Under policy SCLP8.2: Open Space, the Local Planning Authority will support applications which help to preserve the long-term viability of community facilities and promote healthy lifestyles whilst complying with other relevant policies within the Local Plan. The addition of a disabled toilet on the site is also welcomed by officers. As the proposal seeks to improve the sports facilities at Felixstowe Rugby Club, the proposal is deemed to be acceptable in principle.

#### Visual Amenity, Street Scene and Landscape

7.2. The club house is set a reasonable distance away from the road within the site with a parking area between the building and the road. The access is quite narrow and the boundaries are built up with houses and hedgerows restricting views into the site. The single storey nature of the building although being heightened from 3.85 metres to 4.3 metres, remains relatively low and would not be prominent within the street scene or appear within the wider townscape. The size and scale of the building is relative to the wider site and is not considered over development while the overall appearance of the building would not harm the character of the area being within a built up, residential area of Felixstowe.

7.3. The layout and massing of the building will remain relatively unchanged within the site and would not encroach toward neighbouring buildings, retaining a good physical relationship.

The high-level windows around the sides and rear create the appearance of a clubhouse rather than a domesticated property while the glazing on the south elevation provides the views across the fields one would expect from a sports club.

- 7.4. The extension increases the footprint of the building by an additional 60sqm and by another 30sqm including the canopy for the outdoor seating area. The proposal retains the fairly simple box design with a slightly more modern appearance using the aluminium cladding. The proposal is not considered to harm the visual amenity of the area and is in keeping with the nature of the site. The proposal is therefore deemed to comply with policy SCLP11.1 and is acceptable in terms of design.

#### Residential Amenity

- 7.5. The proposed increase in height of the building is 0.45 metres which is modest relative to the size of the wider site. This increase would not have an impact to neighbouring properties in the form of loss to light or increased shading due to the distance the building is away from the nearest neighbour to the northeast, approximately 14 metres. As the closest neighbours are to the northeast, the impact would only be noticeable during the mid-afternoon period however due to the modest increase in height and the proximity, officers would consider this impact as negligible. The same would be said for any increased sense of overbearing which is not judged to be given significant weight in this case.
- 7.6. Overall, the proposal does not raise substantial concerns over the negative impact it would have on the neighbouring properties residential amenity and would potentially improve the appearance of the rugby club from the rear windows of these said dwellings. The proposal is therefore considered to comply with policy SCLP11.2 and would not significantly harm the amenity of neighbours.

#### Parking and Highway Safety

- 7.7. The proposal will not be altering the existing parking arrangement on the site so there would be no impact to highway safety or the provision of parking. The proposal is not considered to be to enlarge the facilities to such a degree that it would involve a significantly higher number of vehicles visiting the site.

### **8. Conclusion**

- 8.1. As the design is acceptable and as noted above there is no significant impact on neighbour's amenity, the development is therefore considered to comply with the policies listed above.

### **9. Recommendation**

- 9.1. The application is recommended for approval.

## **10. Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 2699.20.02C received 09/02/2021, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

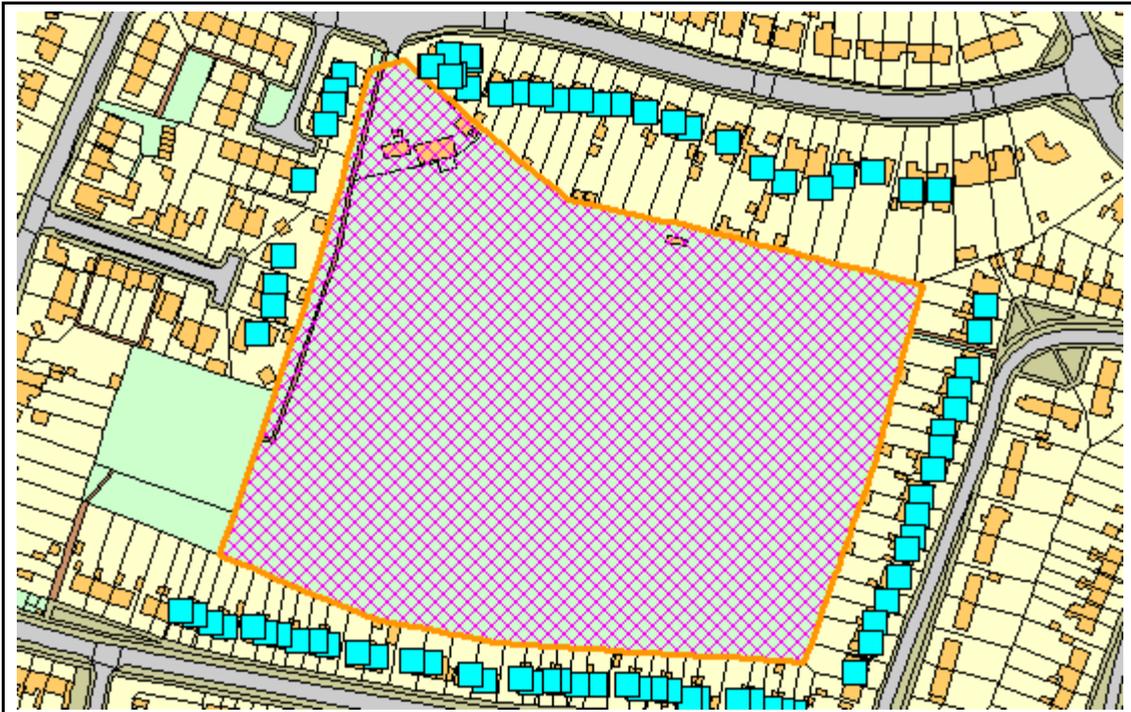
## **Informatives:**

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

## **Background information**

See application reference DC/21/0631/FUL on [Public Access](#)

## Map



DO NOT SCALE SLA100019684

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### Key



Notified, no comments received



Objection



Representation



Support