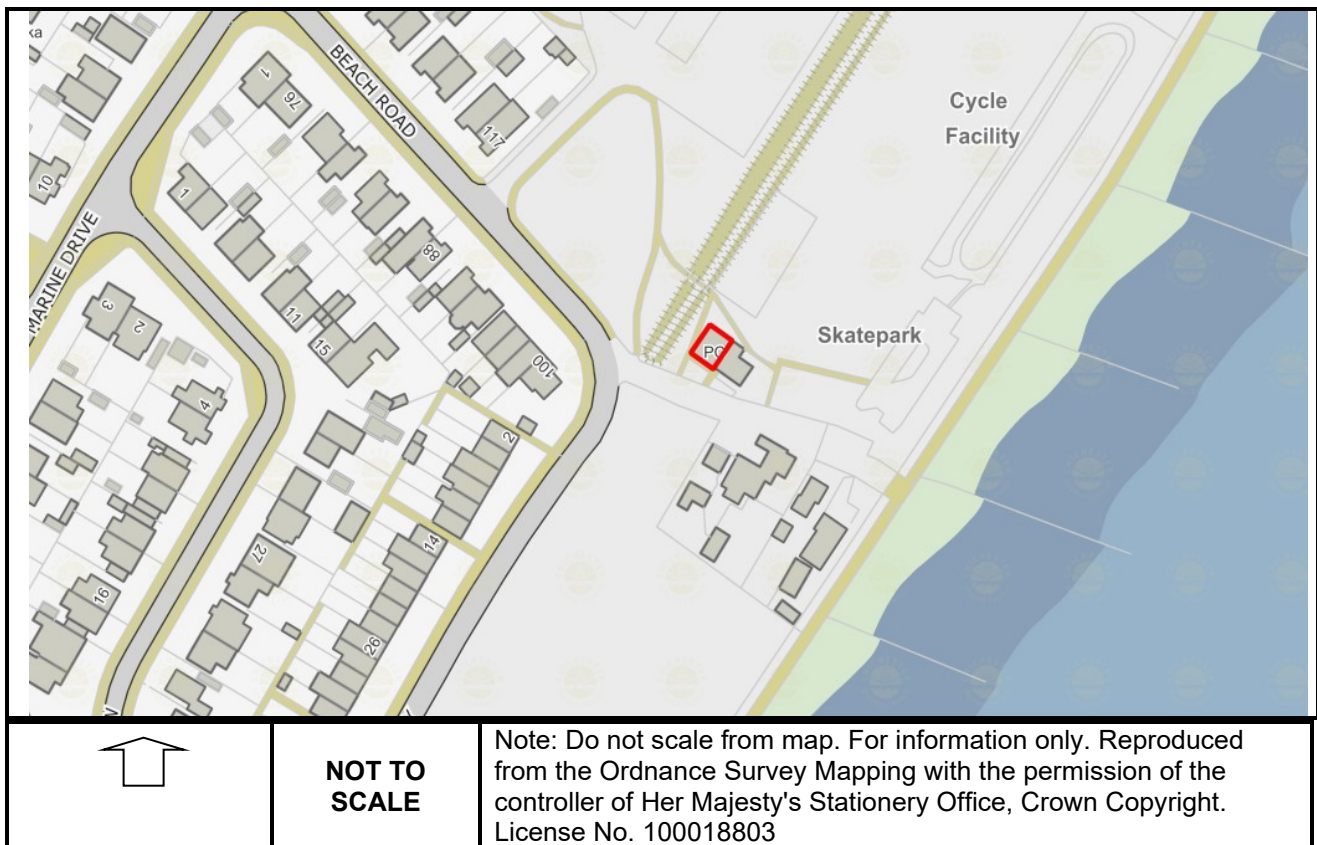


Parish: Selsey	Ward: Sidlesham With Selsey North
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SY/23/01215/FUL

Proposal	Public conveniences refurbished, disabled WC enlarged, with direct access to outside.		
Site	Public Conveniences East Beach Road Selsey West Sussex PO20 0SZ		
Map Ref	(E) 486574 (N) 93309		
Applicant	Tania Murphy	Agent	Mr Craig Taylor

RECOMMENDATION TO PERMIT



NOT TO SCALE

Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803

1.0 Reason for Committee Referral

1.1 Applicant is an Officer of Chichester District Council

2.0 The Site and Surroundings

2.1 The application site is public toilet conveniences located adjacent to the Selsey foreshore outside of the Selsey Settlement Boundary Area.

- 2.2 The toilet building has a flat roof, a footprint of 9m x 7.4m and ridge height of 2.6m.
- 2.3 It is located on the corner of Beach Road within a prominent position adjacent to a large recreational area that includes; a children’s play area, a promenade along the foreshore, a pond, public car park, skate park, open green area, fishing facilities and is adjoining a retail kiosk.

3.0 The Proposal

- 3.1 To enlarge the disabled toilet and add a direct external access door.
- 3.2 The new external door will match the existing in design and appearance. It will open outwards and be wide enough to enable wheelchair access. It will have a level entry and have a door swing open protector rail.
- 3.3 The proposed external door would be in the south elevation. There are two existing doors in the southern elevation, as well as a further existing door on the west elevation and the north elevation.
- 3.4 The proposal also includes the repair of the existing external doors and the relocation of the defibrillator on the western elevation.
- 3.5 There are further internal alterations proposed to create the larger disabled toilet and an overall refurbishment of the facilities, however these do not require planning permission.

4.0 History

00/02022/CMA	PER	Continuation of use of site as a mobile civic amenity site.
14/04140/CMA	NOBJ	WSCC Ref: WSCC/082/14/SY Location: Mobile Civic Amenity Site, Beach Car and Boat Park, Beach Road, Selsey, West Sussex PO20 0EP Proposal: Amendment of Condition 1 of planning permission SY/00/2022 to allow use of facility two days each week instead of one

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Strategic Gap	NO
EA Flood Zone	
- Flood Zone 2	YES
- Flood Zone 3	YES

6.0 Representations and Consultations

6.1 Parish Council

There being no grounds for objection. The Council support the application.

6.2 Third party other comments

1 representation, neither supporting nor objecting, has been received concerning the following matters:

- a) Night time fishing is regularly undertaken by recreational anglers. The refurbishment would allow opportunity to include provision of 24 x 7 toilet access. Could be a single unisex facility, recognising that there would need to be some security considerations. it is also worth noting that there is a well-used skate park adjacent, and provision of 24 x 7 facility would benefit those users as well.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Selsey Neighbourhood Plan was made on the 22nd June 2021 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 38: Local and Community Facilities

Policy 42: Flood Risk and Water Management

Policy 45: Development in the Countryside

7.3 Selsey Neighbourhood Plan

Policy 001 - Design and Heritage

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.4 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2039 is now well advanced. Consultation on a Preferred Approach Local Plan has taken place. Following detailed consideration of all responses to the consultation, the Council has published a Submission Local Plan under Regulation 19, which was approved by Cabinet and Full Council for consultation in January 2023. A period of consultation took place from 3rd February to 17th March 2023, and the Submission Local Plan is expected to be submitted to the Secretary of State for independent examination in late 2023. In accordance with the Local Development

Scheme, it is anticipated that the new Plan will be adopted by the Council in 2024. At this stage, the Local Plan Review is an important material consideration in the determination of planning applications, the weight that can be attached to the policies contained therein is dependent on the significance of unresolved objection attributed to any relevant policy, commensurate with government policy at paragraph 48 of the NPPF (2021).

National Policy and Guidance

7.5 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2023), which took effect from September 2023. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

7.6 Consideration should also be given to the following paragraph and sections: 1, 2, 8 and 12. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Support and empower communities and people to help themselves and develop resilience.
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area.

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area
- iii. Flood Risk
- iv. Other matters

Assessment

i. Principle of development

- 8.2 The proposal provides an enlarged toilet facility for disabled members of public within existing East Beach public conveniences. The enlarging of the toilet will help facilitate greater access to public places for disabled people and those with access needs. Whilst the internal works do not need planning permission, the upgrading of the baby change facilities, replacement internal doors, insulation and heating system, new tiles/decorative finish and repair of the ceiling are all welcome enhancements which will be on benefit to all members of the visiting public.
- 8.3 Paragraph 92 of the NPPF states planning decisions should achieve healthy, inclusive, and safe places which are safe and accessible and enable and support healthy lifestyles. The proposed works to the public convenience makes a positive contribution to providing a more inclusive and safer place for disabled people living in or visiting Selsey to use.
- 8.4 The location is very popular with visitors due to the proximity to the sea, the children's play area, the pond, food kiosk and skate park. The large car park further enables a high volume of visitors.
- 8.5 Policy 38 of the Local Plan requires new or replacement community facilities to meet an identified need in locations which are well related and easily accessible to the settlement or local community. The public conveniences are well related and easily accessible to the local community.
- 8.6 Policy 45 of the Local Plan advises that development in the countryside should meet a need that cannot be met within or immediately adjacent to existing settlements and should be close to an established settlement. The proposed development comprises the refurbishment and alteration of conveniences; therefore the development could not be located anywhere else. The site is also adjacent to the existing settlement.
- 8.7 The proposals are considered to meet the objectives of both Policies 38 and 45 and the NPPF, therefore, the principle of the development is supported.

ii. Design and impact upon character of the surrounding area

- 8.8 The NPPF states in paragraph 130 that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 174 advises that planning decisions should contribute to and enhance the natural and local environment.
- 8.9 Policy 45 of the Local Plan advises that the scale, siting, design and materials of development should have a minimal impact on the landscape and rural character of the area.
- 8.10 Policy 001 of the Selsey Neighbourhood Plan advises that new development should recognise the distinctive character of the Parish and sensitively contribute to creating buildings of a high-quality architectural design. Materials in any new development should complement the established vernacular by being in keeping with the materials used in the immediate area.

- 8.11 The proposal to enlarge the disabled toilet will require some modest external alterations to the existing building consisting of a new external door and the relocation of the defibrillator. There are two existing external doors with metal security shutters on the southern elevation. The new external door will match the existing doors. A low-level door swing protector rail will be installed outside the new external door.
- 8.12 These alterations are considered to have a minor impact on the external appearance of the building and would have a minimal impact on the character of the surrounding area.
- 8.13 The general refurbishment of the public conveniences including the repair of the existing doors to match existing would be an overall improvement to the visual amenity of much-used public conveniences.

iii. Flood Risk

- 8.14 The application site is located within the flood zones 2 and 3, however, the proposal is for minor amendments to existing public conveniences, with no increase in floor area, and would not result in an increased risk with regards to flooding.

iv. Other matters

- 8.15 The comments from a third party representative have been noted. The opening hours of the public conveniences are as follows:
From 1st April to 30th Sept – every day between 7am and 8pm
From 1st October to 31st March – every day between 8am and 6pm

This would remain the same after refurbishment.

Conclusion

- 8.16 Based on the above it is considered that the proposal is acceptable. The development therefore complies with development plan policies 1, 2, 38, 42 and 45 and Paragraphs 94, 130 and 174 of the NPPF and Policy 001 of the Selsey Neighbourhood Plan and therefore the application is recommended for approval.

Human Rights

- 8.17 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

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

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - LOCATION & SITE PLAN	400	1	25.05.2023	Approved
PLAN - LAYOUT PLAN - EXISTING	410	5	25.05.2023	Approved
PLAN - DEMOLITION PLAN	420	5	25.05.2023	Approved
PLAN - LAYOUT PLAN - PROPOSED	430	8	25.05.2023	Approved
PLAN - PROPOSED ELEVATIONS	440	3	25.05.2023	Approved
PLAN - LOCATION PLAN	PP-12182557V1		25.05.2023	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Emma Kierans on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RV7O4OERKOH00>