

Planning, Design and Access Statement

Extension to existing clubhouse

- At and on behalf of Market Bosworth Rugby Football Club
- Prepared by Weedon Architects Ltd.
- May 2024.

Planning, Design and Access Statement

Extension to existing club house at MBRFC

Introduction

This Design and Access Statement has been prepared by Weedon Architects Ltd and accompanies a Full Planning Application submitted on behalf of Market Bosworth Rugby Football Club, for an extension of the existing clubhouse.

The application site is an established rugby club off Cadeby Lane, on the edge of Market Bosworth which is situated to the East of the site.

The Club plays a key role in providing sport facilities and activities for the local communities and has received great support and funding from the RFU and local charities.

The Club wishes to improve its facilities to better serve non-playing visitors to the venue with the collateral opportunity to improve existing internal facilities for players. It seeks to create new and improved non-player WCs, with improved provision for wheelchair users and a dedicated and flexible family/lounge area set away from the existing bar area alongside the existing and reconfigured clubroom.

Planning History

14/00364/FUL - Extension to existing club house - approved - 09-07-2014

09/00026/FUL - Retention of two timber Accommodation buildings - approved - 16.06.2009

09/00426/FUL - Installation of floodlighting System - approved - 30.07.2009

09/00858/FUL - Erection of equipment store - approved - 7.01.2010

07/00714/COU - Creation of an additional Rugby pitch and overspill Car park - approved - 14.08.2007

06/01016/COU - Creations of an additional Rugby pitch and overspill Car park - Refused - 3.11.2006

02/00173/COU - pre and after school club - approved - 25.04.2002

97/00033/COU - Change of use from agriculture to additional rugby pitch & parking - approved - 5.03.1997

91/00461/4 - Extensions to Clubhouse - approved - 25.06.1991

91/00940/4 - Use of agricultural land as rugby Pitch from Nov - April - approved - 19.11.1991

88/00019/4 - Erection of new training lights 4No of 16m high post useage of 5 hours per week- approved - 23.02.1988

83/00762/4 - Alteration and extension to Existing club house - approved - 27.07.1984

80/00163/4 - Extension to clubhouse - approved - 27.01.1981

79/00534/4M - Erection of storage for ground Equipment and 5 floodlights - approved - 30.05.1979

75/00854/4M - Erection of clubhouse - approved - 29.07.1975

75/00370/4 - Erection of clubhouse -outline - 22.04.1975

Design, Siting and Access

Currently, the site contains an existing brick and timber clad clubhouse located to the northern corner of the site. The building is a one storey structure with a series of pitched tiled roofs and a footprint area of approx. 439m². The clubhouse provides one large and one linked small function room (seating areas), kitchen, bar, cellar, shop, W.C.s, shower and changing accommodation.

The remainder of the site comprises an existing car park and rugby pitches. The boundary of the clubhouse is enclosed by existing fences and mature hedging.

The existing site entrance and access route to the building and parking areas off Cadeby Lane run along the northern boundary of the site. 'The Gatehouse', which offers Bed Breakfast and tea room, stands opposite the entrance of the site. Agricultural fields sandwich the site to the east and south of the site with Market Bosworth Country Park to the west separated by a wooded copse area. A public footpath crosses through the southern end of the site.



Currently the site of the proposed extension is hard landscaped area finished with a mixture of block paving sets and a concrete apron, surrounded by a stained picket fence.



Existing site conditions (east elevation)

The proposals are for a single storey flat roofed 120m² extension extending beyond the eastern elevation of the existing club house by approximately 9m. The extension will be finished in timber weatherboarding to match the existing cladding to the west, rather than red brick to match the existing clubhouse building. As this cladding would match the previously permitted extension we do not believe this would cause any additional harm. The proposed extension will also feature punch hole windows and doors to match existing. Eaves height and rainwater goods will also match existing. On plan the proposed extension will be set back from the existing face of the south elevation to articulate the change in materials. Internally the extension will provide improved washroom facilities for visitors, as well as a new flexible family area and facilitate associated improvements and changes to the existing bar, clubroom area and male player WCs. Improved accessible WC facility and a new entrance lobby with an associated timber framed 2.7m external entrance canopy also form part of the proposals. External ground adjacent to the new extension entrance will be graded up to achieve a level threshold utilising reused block paving setts where appropriate.



A1151.04 Proposed South East Elevation

The site is within 15mins walking distance from Market Bosworth town centre. There is also a bus (service 159) drop-off point on the corner of Cadeby Lane by the entrance of the Bosworth Park within 10mins walk to the Rugby Club grounds. The onsite parking and access strategy will remain the same as existing.

It is recognised that any new development in the countryside is important in terms of the visual impact it can have upon the landscape and it is acknowledged that where possible new buildings should be located close to existing buildings on site.

The proposed extension projects from the existing club house and is located adjacent to a mature landscaped boundary to the north, with limited distant views from the south. The proposal would also result in the removal of existing an vacant are of the site and concrete hardstanding; therefore this proposal would prevent further unnecessary sprawl of any independent/additional buildings which could have a more harmful effect on the countryside.

Impact on Amenity

The nearest residential dwellings are situated north of the Rugby Club at the 'Gate House' and 'The Lodge'. The proposal would be screened by the presence of the existing mature boundary treatment. The development would not give rise to any additional traffic movements as the use remains

unaltered. As such, it is not considered that the extension to the clubhouse would not have any detrimental impacts upon neighbouring amenity in accordance with DM10 of the SADPM

Noise and Disturbance - relationship to residential properties

It is considered that the proposals would not result in a significant detrimental additional activity that would create additional noise over and above the existing operations of the site in accordance with DM10 of the SADPM.

Planning Statement

Relevant Planning Policies:-

NPPF (2023)

Hinckley and Bosworth Local Plan 2006-26

- Core Strategy – Policy 19/Spatial Objective 3 & 7.
- Site Allocations and Development Management Policies DPD (2016) - Policies DM1, DM4, DM8, DM10

This statement supports the submission of the planning application and concludes that the proposed development, for the extension and improvement of the existing clubhouse, is in accordance with national and local planning policy. There is no adverse impact on the appearance or character of the landscape. The proposal is located outside the settlement boundary of Market Bosworth beyond the MB Neighbourhood Plan boundary, and within an existing sports and recreational facility; the development does not present an adverse impact on local ecology and; the design of the proposal is sympathetic and would lead to an enhancement of the onsite assets associated with an existing recreational facility with no impact on the amenity of neighbours.

Conclusion

Given the existing use of the site, the siting and the scale of the proposed extension, it is proposed that the development would not give rise to any significant impacts upon the character and appearance of the surrounding countryside setting. It is therefore considered that the design and scale of the proposal would ensure the development within the existing site would have limited impact upon on the landscape and would be appropriately designed for its purpose of enhancing the existing sporting, leisure and recreational provision on site. The proposal is therefore considered to be in accordance with NPPF, the Local Plan Core Strategy Policy 19, Spatial Objectives 3 & 7 and Policies DM1/DM4/DM8 and DM10 of the SADMP.