PLANNING STATEMENT

Agent: DOWNSVIEW Associates

Project: Proposed side extension

Site: Pulborough Rugby Football Club, Pulborough Road, Pulborough, West Sussex

Ref: 2024.434

Previous Application

DC/22/1585 – *Approved*
Erection of a single storey side extension to the existing clubhouse for additional changing facilities with 10no. rooflights. Erection of a single storey training barn facility with 8no. rooflights.

New application

Description
To vary condition 1 to move the proposed extension 2m further forward to avoid the electric cable.

Reason for Variation
Further to receiving the above permission the project was set up and trial holes were carried out to establish ground conditions etc, it was then realized that the high voltage electric cable supplying the sub station was routed around the front of the building and up the side (beneath the proposed extension) instead of down the rear as expected. We were also told by UKPN that the extension cannot be built within 4m of the substation.

We have applied to UK Power Network for a diversion of the electric cable and if we can move the extension forward we will be a min 4m away from the substation and therefore able to build the extension. The extension will remain with exactly the same footprint but moved forward.

Pre-application advice
Once the situation was realized we contacted Robert Hermitage (Planning officer) to discuss the situation and due to the location and the unopposed decision moving the extension forward was considered the best solution.