

Site Address:	Lawn Tennis and Squash Club, Southleigh Road, Havant, PO9 2RS		
Proposal:	Porch canopy to front entrance, two storey extension to existing office and kitchen, and first floor extension to existing balcony.		
Application No:	APP/20/01004	Expiry Date:	30/12/2020
Applicant:	Ms J Brown The Avenue Lawn Tennis, Squash & Fitness Club		
Agent:	Mr M Farrer MF Designs Ltd	Case Officer:	Jane Burton
Ward:	St Faiths		

1 Site Description

The current building is two storey constructed primarily of brick with some cladding to the south elevation. A first floor balcony runs along part of the west elevation overlooking the sports courts.

90/50790/003 - First storey side extension and erection of a replacement balcony to clubhouse. (Re-advertisement).. PERM,21/08/1990

99/50790/006 - Erection of 6 Flood Lighting Columns (6m in height) and the Addition of 3 Floodlights to 3 Existing Columns to Serve Tennis Courts 3 & 4 on the North Side of the Site, PERM,27/05/1999

92/50790/004 - Outline application for building to accommodate two indoor tennis courts with associated increased car parking adjacent to Nightingale Park,
WD.13/05/1992

04/50790/009 - Relief of Condition 1 on planning permission 02/50790/008 to allow for

retention of temporary office building to north of club for a further temporary period of 2 years., TPP,02/12/2004

04/50790/010 - Installation of flooding columns (height 6m) to three hard courts to provide lighting until 9.30pm., PERM,20/01/2005

APP/19/00937 - Extend existing car park to provide 5 additional car parking spaces and revised layout., PERM,02/12/2019

3 Proposal

The proposal consists of the addition of a flat roofed porch canopy to the existing entrance, a two storey extension (measuring approximately 2.35m x 4m width) to create a reception and extended kitchen area, a relocated porch to access the sports courts and a first floor extension to the balcony above. These extensions and alterations would be to the south side of the existing club house building. The materials for the extension would be brick and vertical timber cladding painted green.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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- CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)
- E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's
No comments were received.

Councillor J Branson - St Faiths

No comments were received.

Councillor T Pike - St Faith's

No comments were received.

Property Services Manager, Corporate Group

Comments:

The Estates Team should be consulted throughout this process.

There is a ransom strip that surrounds the Avenue Tennis Club, the Tennis Club have access over the ransom strip allowing them entry onto the land. However, access for building materials, workmen etc. is not granted & therefore licences may need to be granted to The Tennis Club from Estates & the Tennis Club pay fees to The Estates Department to allow this.

Traffic Management, East Hampshire District Council

No adverse comments.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iv) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable in principle subject to assessment against the other policies of development plan, and unless material considerations indicate otherwise.

It is recognised that the clubhouse is adjacent to the site of the listed no.10 Southleigh Road - a former symmetrical pair of cottages dating from the 18th century. As such any impact on its setting must be considered under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirement to preserve its

setting. The listed building is located centrally in its site, and there is a recently constructed timber framed outbuilding to the south part of the site (planning ref. APP/16/00238). The position of the proposed extensions would be to the south west part of the clubhouse. Due to the relative positions the proposed extensions in this application are not considered to impact on the setting of the listed building.

(ii) Impact upon the character and appearance of the area

The proposed extensions and alterations are considered to be acceptable in relation of the design and appearance of the clubhouse itself. The proposals would be most visible viewed from the south side of the building (from within the application site), however some view of the development would also be obtained from Southleigh Road through the access road. The extension would project (southwards) by approximately 2.35m further than the existing front projection visible from Southleigh Road. Due to the set back and relatively modest depth it is not considered that the scale of the proposal would be detrimental to the streetscene however, the context of this part of the Southleigh Road frontage contains some historic/traditional buildings, and the outbuilding at no.10 is also traditional in style, adjacent to the listed building. The proposed extension includes vertical timber cladding painted green. Whilst a green colour is considered acceptable in relation to the clubhouse it is considered important to control the colour/shade to ensure that it is not over prominent in the context of more traditional buildings on the Southleigh Road frontage. The applicant has confirmed that the colour would be a dark green to match the existing balcony colour, which would be recessive. This colour is considered to be acceptable in its surroundings and it is recommended that a condition is attached to secure this.

The proposal is considered to be acceptable in the context of the main building meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

There are residential properties surrounding the site, however the proposals are considered to be a sufficient distance from residential properties that no significant detrimental change is considered to arise from the proposals. The proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

8. Other matters

The applicant's attention is drawn to the comments made by the Estates Team with regard to consultation throughout the process and licences that may be needed from the Estates Department.

9 Conclusion

The proposals are not considered to have any significant adverse impact on the character of the area or to the amenities of neighbouring properties. Due to the proposal position and the relationship, the proposals are not considered to impact on the setting of the listed building at no.10 Southleigh Road. The proposal is considered to be acceptable having regard to policies CS16 and CS11 of the HBLP (Core Strategy) and it is therefore recommended that planning permission is granted.

10 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01004 for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. P_OK_04 (Location Plan/Block Plan),
Drawing No. P_OK_01 (Proposed Ground Floor),
Drawing No. P_OK_02 (Proposed First Floor),
Drawing No. P_OK_03 (Existing and Proposed Elevations)
Email to LPA confirming colour of proposed timber boarding received on 14.12.20.

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall be as specified in part 7 of the submitted application form, and the colour of the proposed timber boarding shall match the dark green colour used on the balcony of the existing building as confirmed by email to the Local Planning Authority received on 14.12.20.
Reason: In the interests of the visual amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.