
Site Address:	Lawn Tennis and Squash Club, Southleigh Road, Havant, PO9 2RS		
Proposal:	Extend existing car park to provide 5 additional car parking spaces and revised layout.		
Application No:	APP/19/00937	Expiry Date:	02/12/2019
Applicant:	Ms J Brown The Avenue Lawn Tennis, Squash & Fitness Club		
Agent:	Mr M Farrer MF Designs Ltd	Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a Lawn Tennis and Squash Club located on the East side of Southleigh Road, Havant. The car park is accessible via Southleigh Road and lies to the West of the tennis courts and to the South of the club house. It also lies South East of no 10 Southleigh Road, which is a Grade II listed building. The car park serves the members tennis and squash club and currently has 43 spaces for parking.

2 Planning History

None relevant

3 Proposal

This proposal seeks to extend the existing tennis club car park to provide 5 additional car parking spaces and revised layout.

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

CS16	(High Quality Design)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

The site is located in Southleigh Road and sits to the rear of a Grade II listed building – No. 10 Southleigh Road. No. 10 suffered fire damage some years ago and has been partially rebuilt. The existing car park lies to the south of the club house and south east of the listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed alteration to the car park would have a negligible impact on the adjacent listed building in terms of its setting. As such, no objection is raised from a heritage perspective.

Conclusion

No objection

Hampshire Highways

I refer to your consultation in respect of the above planning application. parking is a matter for the LPA so there was no need to consult the Highway Authority. That said, I agree with the comments of your Traffic Team that whilst the existing car park is tight, the proposal is not necessarily an improvement as some spaces rely on others being unoccupied to allow a vehicle to arrive or leave. I confirm the Highway Authority have no objection.

Property Services Manager, Corporate Group

I can confirm that Havant Borough Council owns land to the West and to the North of the car-park we have no adverse comments to make about the application but if you require full information about the extent of our ownership do not hesitate to contact us further.

Property Team

Traffic Management, East Hampshire District Council

The Traffic team would raise the concern that the new layout does not appear to be within the guidelines that HBC would expect. Bay lengths and markings in relation to the angles of parking appear to be substandard and we would question the accessibility of a number of the parking bays.

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: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

This proposal would not appear dominant in the streetscene or the wider area as the development is for the extension of an existing car park, which is located off Southleigh Road and concealed from the public realm. The new area of the proposed car park along the Eastern side would be constructed of permeable grasscrete blocks, alongside a parking space adjacent to the existing garage whilst the remainder shall be retained as tarmac. This is shown on plan no 3223 P01. Only a small section of grassed area to the side of the tennis court would be removed as part of this proposal and a new 2.8 metre wire fence, to match existing, would be proposed along the new boundary between the tennis courts and parking area. The car park is located to the South East of no 10 Southleigh Road of which is a Grade II listed building. The impact of the proposed development on this listed building has been considered by the Council's Conservation Officer and the proposed works are not deemed to be harmful.

The design and appearance of the proposal is deemed appropriate in the context to the main building and is therefore considered to be acceptable, 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

The car park is located to the East of numbers 8 and 4 Southleigh Road, however any

impact upon the amenity of these properties is deemed to be negligible.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways and parking

This proposal includes extending the existing car park , using space from the existing tennis court area located to the East of the car park. At the Northern end of the car park, closest to the club house, this would provide an extra 5 metres depth , and at the Southern end of the car park an extra 3.8 metres. This additional depth would fluctuate from North to South as the additional space runs diagonally. The parking spaces would be completely reconfigured in their dimensions, with spaces increased in number from the existing 43 to a proposed 48 . The layout has remained in general the same, with spaces located around the car park boundary and then situated diagonally in the middle of the car park.

The proposal shows parking space width would be reduced to an average of 2.4 metre width and 4.8 metre depth to each space. This meets the standard space requirements of 2.4 x 4.8 metres for car parking spaces as specified in the Havant Borough Council Parking SPD (2016). The existing car parking bays have varying widths between 2.6 and 2.8 metres, with some 2.2 and 2.4 metre spaces located around the edge of the car park. The proposed spaces located in the middle of the car park would have a 2.4 metre width whereas these are currently 3 metres wide.

The average parking space depth would be reduced to an average of 4.8 metres in depth per space, however some of the spaces located around the edge of the car park would measure 4, 4.2 and 4.6 metres. The existing space depths have more variation in their sizing , ranging from 6 metres to 4.6 metres in depth. In both the existing car parking layout, and the proposed layout there are some discrepancies in both meeting the size requirements and the accessibility of some spaces. These elements of the proposal have been questioned by both the Council's Traffic Management Team and Hampshire Highways. Although this is the case that some spaces do not meet the standard space requirements and some would not be easily accessible when other cars are parked adjacent - in particular spaces 20 and 13 in the proposed layout, this would not be any different from the existing situation regarding these corner spaces.

Although this proposal would create more, generally smaller spaces , the majority of the spaces do meet the size requirements. Those that are smaller are only so by a matter of centimetres and this is deemed to be offset by the increase in maneuvering space from the existing 4 metres to 4.6 metres across around the bays. Towards the Southern end of the car park, this space would increase from the existing 2.5 metres to 4 metres. Although this maneuvering space is still considered to be tight, this car park is already fairly cramped in its layout and an increase in room to manoeuvre would benefit the space. It has been noted that The Avenue lawn tennis and squash club is a member's club and therefore members are likely to be used to the existing layout of the car park and accessibility of spaces.

8 **Conclusion**

The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00937

(A) 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:

3223 EX01 existing parking
3223 P01 proposed parking block plan
3223 PX01 location plan
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, with the material of grasscrete blocks to be used for the eastern extension to the car park.

Reason: In the interests of the amenities of the area and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.