
Site Address:	Waterlooville Bowling Club, Rowlands Avenue, Waterlooville, PO7 7HU		
Proposal:	Proposed First Floor and One and Half Storey Side Extension		
Application No:	APP/19/00360	Expiry Date:	27/05/2019
Applicant:	Mr Freeman Waterlooville Bowling Club		
Agent:	Mr Critchley Critchley Architecture and Design Ltd	Case Officer:	John Shaw
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Waterlooville Bowling Club is situated in the north east corner of Jubilee Park, Waterlooville. This area of the park contains 2No. tennis courts surrounded by 2m railings and a large detached building known as the Pavilion. The bowling club is located to the north of the Pavilion and comprises of a bowling green and clubhouse. The proposed location for the extension is currently used as a general lawn area.

The Bowling Clubhouse is a single storey multi red brick building with a half hip tiled roof. The windows are in woodgrain UPVC. The front of the building includes a covered veranda with outside seating.

Railings surround the bowling green and club outbuilding, which are approx 2m high and are painted green. The railings are screened in places by hedgerow and mature trees. A footpath follows the edging of the railings which is edged on the far side by either vegetation or grass.

The site slopes gently downwards from east to west. The clubhouse is elevated above the bowling green by a planting terrace. To the east of the bowling club is a large detached dwelling (No. 17 Wallis Road), higher in elevation. This is screened by mature trees, however 1No. dormer window and 2No. other windows are visible from the site. This dwelling is separated from the park area by 2m high railings, grass verge and mature trees.

2 Planning History

10/52817/008 - Single storey side extension., PERM,25/03/2010

APP/16/00082 - Proposed works to Waterlooville Cricket Club pavilion including converting a window to double doors to allow for disabled access., PERM,22/03/2016

3 Proposal

Proposed extension to pavilion incorporating board room accommodation at first floor level.

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

CS1 (Health and Wellbeing)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM14 (Car and Cycle Parking on Development (excluding residential))

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

Developer Services, Southern Water

No comments received

Property Services Manager

No comments received

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

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) Effect on community cultural asset
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (v) Parking

- (i) Principle of development

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

(ii) Effect on community cultural asset

- 7.3 Policy CS1 Health and Wellbeing of the of the Havant Borough District Core Strategy 2011-2026, supports the improvement of existing cultural assets including in regard to assets which serve sporting activities. The proposed extension would extend the toilet and changing facilities to the ground floor and create a new board room to the first floor. This extension to the existing facility would be considered an enhancement to the Bowling Club and would be therefore in accordance with Policy CS1 the Core Strategy.

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

- 7.4 The first floor extension and storey and a half side extension would have materials and a ridge height to match existing. The half-hip would be retained and overall it is deemed that the design would be an appropriate addition within the context of the existing building. The building also has a limited wider visibility as it is significantly screened by a 2m high metal fence with associated high hedging to all four sides of the site and as such the proposed extension would not unduly harm the character of the area.

- 7.5 The design and appearance of the proposal is deemed appropriate in 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.

(iv) Impact upon residential amenity

- 7.6 The proposed extension would be separated from no. 17 to the east by a public footpath. The eastern edge of the application site adjacent to the public footpath consists of a 2m high steel fencing with hedging that projects above the fencing and matches the eaves of the building to which it is in close proximity. The western edge of the curtilage of no. 17, the nearest neighbouring property, is set back from the footpath by a grass verge and is screened by thick hedging, vegetation and mature trees. These factors ensure that the ground floor of no. 17 is entirely screened from the bowling club. The first floor windows to the western elevation would be separated by approximately 17.5m and as the neighbouring property is set on a higher land level than the bowling club, it is deemed that no undue overshadowing or overbearing impact would result. The new windows to the rear of the extended building would be three ground floor windows and two high level rooflights and considering the high degree of screening between the two buildings and the higher level of no. 17, it is considered that no undue overlooking would occur from the extended bowling club.

- 7.6 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties to the rear of the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(v) Parking

- 7.7 DM14 of the Core Strategy states that non-residential development must accord with

the Non Residential Parking Standards Policy as laid out in Appendix 5 of the Core Strategy and the Havant Borough Council Parking Supplementary Planning Document 2016. DM14 of the Core Strategy also makes clear that car parking provision must be appropriately located in relation to the development and be practical for its intended use.

- 7.8 The bowling club does not benefit from allocated parking spaces, however, it is within 200m of an extensive public car park to the east which serves Jubilee Park. The bowling green area itself would not be extended as part of the proposal and it is therefore considered that the increased use of the facility due to the creation of a board room to the first floor would be sufficiently met by the nearby public car park and would not lead to an undue intensification of the use of private transport within the immediate vicinity compared to existing.
- 7.9 It is therefore considered that the proposal would have parking provision appropriate for its use and location and would comply with Havant Borough Residential Parking and Cycle Provision SPD and DP14 of the Core Strategy.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would enhance an existing cultural asset and have no undue impact on the character of the wider area or neighbouring amenity 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/19/00360

(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:

Site Plans, Drwg No 18111-101; Proposed Ground Floor & Site Plan, Drwg No 18111-401 REV A, Proposed First Floor/Roof Plan, Drwg No 18111-402 REV A; Proposed Elevations/Section, Drwg No. 18111-501 REV A; Proposed Elevations, Drwg No 18111-502

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the 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 2018.

