
Site Address: Leigh Park Bowling Club, Front Lawn Recreation Ground,
Somborne Drive, Havant
Proposal: Extension to existing club house. Re-positioning existing changing
rooms. Re-positioning existing green keeper's store and replacing existing shed.
Replacement of existing metal entrance gate with new wooden gate with brick piers.
Application No: APP/19/00484 Expiry Date: 02/07/2019
Applicant: Mr Cope
Leigh Park Bowls Club
Agent: Mr Rogers Case Officer: David Eaves
The Architects Design Ltd
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is an established bowling club with a pavilion, changing rooms and stores etc. The site forms part of the Front Lawn recreation ground area and there is shared car parking to the south west of the site. To the west are residential properties with long rear gardens of approximately 26m length.

The existing pavilion building is single storey with flat roofs with outbuildings including timber cladding and pre-fabricated construction.

2 Planning History

90/51296/005 - Beer store on west elevation., PERM,07/01/1991

01/51296/010 - Extension to existing bowls pavilion to the north elevation.,
PERM,29/05/2001

95/51296/009 - Extension to south of pavilion to provide additional toilet
accommodation., PERM,20/04/1995

94/50613/005 - Refurbishment of existing
public conveniences, including the construction of pitched roof over existing flat roof.,
PERM,14/07/1994

APP/17/00496 - Extension to existing club house. Re-positioning existing changing
rooms. Re-positioning existing green keepers store. PERM 04/08/2017

Adjacent land

APP/15/01162 - Extension and alterations to pavilion at Front Lawn Recreational
Ground, construction of new full size Artificial Turf Pitch, extension and improvements
to existing parking area, refurbishment and alterations to existing hard surfaced area
to create M.U.G.A (multi use games area) and installation of floodlights.,
PERM,18/12/2015

APP/19/00479 - Extension of time of use of floodlights for Artificial Grass Pitch and

Multi Use Games Area by 30 minutes to 22:00 hours., PERM,

3 Proposal

Extension to existing club house. Re-positioning existing changing rooms.
Re-positioning existing green keeper's store and replacing existing shed. Replacement of existing metal entrance gate with new wooden gate with brick piers.

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)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS6	(Regeneration of the Borough)
DM1	(Recreation and Open Space)
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

Property Services Manager

Estates are aware of this application. Havant Borough Council are the freehold owner and landlord of the premises. The premises are let to Leigh Park Bowls Club and under the term of their lease they require formal Landlord's Consent prior to undertaking the proposed alterations. An application for consent has been received for our consideration.

Officer Comment: An informative will be added.

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: 14

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
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Trees

(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. With specific reference to the nature of the development applied for and its location within the Borough, the provision of improved recreation provision within the Leigh Park area is considered to be expressly supported in principle by Policies CS1 and CS6 of the Havant Borough Local Plan (Core Strategy) 2011.

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

The site is relatively self contained and screened from public vantage points to a significant degree screened by existing tall hedging. The proposed alterations to the building and outbuildings would all be single storey and would not have a significant wider public impact. The works also include painted render to some elements of the building and this is considered acceptable.

The gate is the most publicly visible element of the proposed works and involves the replacement of a metal gate with a timber structure with brick piers. This is considered acceptable. The sign proposed above the gate may require advertisement consent and its design and materials are yet to be confirmed. An informative advising of the possible need for advertisement consent is recommended.

The proposals are considered to comply with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact upon residential amenity

In terms of the impact on residential amenity, the nearest residential properties front Somborne Drive and back onto the site. As mentioned above they have long rear gardens of approximately 26m depth. The proposed buildings are single storey in nature and it is not considered that there would be any significant impact in terms of light, mass and bulk. The proposals would result in a slight change to windows and it is considered important to ensure that the windows facing west towards the neighbouring properties are obscure glazed. A condition is therefore recommended in

relation to any new/alterd windows. Subject to this it is considered that the impact of the proposed development on nearby residential amenities would be limited and acceptable complying with the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Parking

In relation to parking, car parking is available adjacent to the site as part of the Front Lawn Recreation Ground parking. It was also noted on the officers site visit that on street parking is within available on the road leading to this parking area. Additionally there is public parking in the Greywell Centre and Tidworth Road car parks.

The applicant has provided a comparison floorspace change between the current application and the APP/17/00496 application. The main change is an additional 19sqm for the clubroom and 2sqm for the bar area (floorspace in the changing rooms is reduced). Whilst it is noted that alterations to parking at Front Lawn Recreation Grounds have reduced capacity, it is clear that alternative public parking provision is available. It is not considered that given the relatively modest scale of alterations and nearby parking available that any refusal of planning permission could be justified in this case.

(v) Trees

There are trees and hedging around parts of the site. It is not considered that there would be significant impacts on exiting landscaping, however a protection condition is recommended.

8 Conclusion

In conclusion, it is considered that the proposed development would be supported in principal and would have a limited and acceptable impact on the character and visual amenities of the area and the amenities of neighbouring residents. The development would be served by appropriate car parking. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00484

(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:

Design and Access Statement Ref: 18020
Entrance Gate - Existing and Proposed Drawing No. 18020/04 A
Location, Site, Plans, Elevations - Existing Drawing No. 18020/01 B
Site, Plans, Elevations - Proposed Drawing No. 18020/02 D

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 The amended window(s) in the rear west facing elevation of the building shall:-

at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.