
Site Address:	Bartons Green, Wakefords Way, Havant		
Proposal:	External alterations to pavilion.		
Application No:	APP/18/00350	Expiry Date:	29/05/2018
Applicant:	Mr Hasted		
	Havant Borough Council		
Agent:	Mr Wildman	Case Officer:	Emma Chisnall
Ward:	Bondfields	DMC Lead Member	

Reason for Committee Consideration:

Density:

HDS Recommendation: **GRANT PERMISSION**

Executive Summary

The proposal relates to relatively modest alterations to an existing building which are considered acceptable in terms of their impact on the character and appearance of the area and the amenities of nearby residents. Planning permission can therefore be recommended.

1 Site Description

- 1.1 Bartons Green Pavilion is positioned to the east side of Wakefords Way in Waterlooville, Havant. The building is single storey in height and constructed of a facing brickwork and felt roof. To the east the site is surrounded by open fields and to the west is a residential estate. The site is served by a car park to the south.

2 Planning History

09/74223/000 - Replacement of existing concrete interlocking tiled roof with Decra Plus tiles - colour - Terracotta Red. , UNK,
APP/10/01028 - Replacement of existing concrete interlocking tiled roof with Decra Plus tiles in Charcoal Grey., PERM,14/02/2011
APP/11/00177 - Discharge of Condition No. 2 of Planning Permission APP/10/01028., PERM,22/03/2011
APP/16/00777 - To change windows for larger ones and to put in metal shutter for security. , UNK,

3 Proposal

- 3.1 External alterations to pavilion.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Based on the information provided we make no comments at this time and await an application in due course

Coastal Engineering

No objection.

The site is shown to currently lie within the Environment Agency's Flood Zone 1, and is therefore considered to be at low risk (<0.1% annual probability) of experiencing an extreme tidal flood event. In addition, the nature of the proposal does not alter flood risk at the site.

County Minerals

No comment

Southern Water

No objection

Engineering/Drainage

No comment

Environmental Health Manager

I have perused the enclosed plans / documentation provided by the applicant and have no objection in principle to this application.

If consent were to be granted on this application, I would ask that the following informatives be added to any positive Decision notice:

Hours of work

Bonfires

Duty Control

Officer Comment: This shall be included as part of the decision.

Hampshire Highways

No adverse comment

Portsmouth City Council

Having considered the submitted plans, Portsmouth City Council Planning Department does not wish to raise any objection or suggest any conditions in relation to the proposed development as detailed in planning application reference: APP/18/00350

Property Services Manager

No comment

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: 6

Number of site notices: Not applicable.

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

(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) Impact upon the character and appearance of the area

7.3 The works proposed to the Pavillion are in the majority internal with the external changes being to the windows and doors of the building. The works propose the removal of one door within the south side elevation to the west end and the installation of double doors to the east end of the south side elevation. Three windows are also proposed to be removed within this elevation. A service hatch is proposed within the north elevation and on the north, west and east elevation windows are proposed to be removed. These alterations are considered to be minor and would not significantly alter the external appearance of the Pavillion from Wakefords Way. Therefore the works are considered to not look out of place and would result in a limited and acceptable impact.

(iii) Impact upon residential amenity

7.4 The neighbouring dwellings that have the potential to be impacted are the ones along Wakefords Way to the west. The proposal would involve the removal of some windows along the west side of the Pavillion with all other changes facing away from the dwellings. It is considered that due to this and that the development shall be set away from the closet neighbouring dwellings by approximately 44.5m that the works would result in a limited and acceptable impact.

8 **Conclusion**

- 7.5 The proposed works by means of their position and siting are considered to not cause a significant adverse impact to the character and appearance of the area nor neighbouring amenity levels and are therefore considered to be acceptable and should be granted planning permission for the proposed works.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00350 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:

Location Plan: Drawing No 28046- PD100

Block Plan: Drawing No 28046- PD101

Proposed Floor and Elevation Plan: Drawing No 28046- PD103

Supporting Statement: Received 07.06.2018

Reason: - To ensure provision of a satisfactory development.