
Site Address:	Havant Leisure Centre, Civic Centre Road, Havant, PO9 2AY		
Proposal:	Installation of 2No. windows to rear elevation.		
Application No:	APP/18/00386	Expiry Date:	05/06/2018
Applicant:	Horizon Leisure Centres		
	Horizon Leisure centres		
Agent:	PDP Architecture llp	Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site the subject of this application is Havant Leisure Centre, which is located on the eastern side of Civic Centre Road, and south of Petersfield Road.

2 Planning History

01/52076/010 - Conversion of existing squash court into two storey extension to fitness suite, UNK,
01/52076/011 - New fascia sign (550mm high with 250mm lettering) internally illuminated, and new projecting sign (800mm high with 250mm lettering)., PERM,18/09/2001
98/52076/009 - Alterations to north elevation as a result of internal alterations, PERM,04/02/1999
97/52076/008 - Alterations to Main Entrance by enclosure of existing covered area to form new lobby and new ramp with handrail, PERM,04/09/1997
03/52076/012 - Two storey rear extension to north east elevation to accommodate indoor children's play facility together with ancillary/office accommodation and provision of 6 staff parking spaces., S106,04/02/2004
04/52076/013 - Relief from condition 2 of Planning Permission 03/52076/012 to allow indoor play facility to be open until 10pm 7 days a week., PERM,17/12/2004
APP/11/01239 - Erection of 3No. banner frames and 3No. wall mounted flagpoles., PERM,01/11/2011
APP/11/01832 - Erection of 2No. wall mounted banner frames and 4No. wall mounted 'hanging' banner frames., PERM,17/05/2012
APP/13/00110 - Display of 3No. illuminated fascia signs comprising brushed silver letters and logo; 1No. non illuminated fascia with brushed silver letters only; 4No. non illuminated hanging banner signs., PERM,08/03/2013
APP/13/01148 - Construction of new entrance lobby and 6No. new windows to north and west elevations in conjunction of former bowls club to new gym., PERM,14/01/2014
APP/13/01149 - Display of 3No. illuminated fascia signs, 3No. wall mounted fabric signs and 7No. hanging signs., PERM,15/01/2014
APP/16/00648 - The addition of two new windows into an existing external wall at Havant Leisure Centre gym., PERM,05/08/2016

3 Proposal

Installation of 2No. windows to provide light to a store room located on the northern elevation of the building.

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)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group
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: 0

Number of site notices: At least one site notice exists - check the number.

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 streetscene
- (iii) Impact upon residential amenity

- (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 and appearance of the area

The proposed windows to the northern elevation of the building will overlook a private staff car park to the rear of the Leisure Centre. Furthermore the windows are of an appropriate design, and therefore complying with the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

The windows are not to be sited close to any residential properties and therefore will have no impact on residential amenity, complying with policy CS16 of the Havant Borough Core Strategy 2011.

8 **Conclusion**

It is considered that the installation of the two windows to the northern elevation of the Leisure Centre will cause no detriment to either residential or visual amenity and therefore the proposal is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00386 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:

Existing and proposed plans and elevations - 28033-PD101

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.