
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 keepers store.		
Application No:	APP/17/00496	Expiry Date:	10/08/2017
Applicant:	Mr Prior (Club President) Leigh Park Bowls Club		
Agent:	Ian Marshall	Case Officer:	Lewis Oliver
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a bowling green with a single storey clubhouse to the to the west. Changing rooms were located alongside the clubhouse but these have since been removed on safety grounds. A small hedge forms the boundary to the north, east and west and a 1.8m wall to the west.

To the north of the site are three tennis courts and play area, which are currently being redeveloped as part of the wider sports enhancement programme for Front Lawn Recreation Ground. To the east a footpath flanks the boundary with Leigh Park Recreation Ground beyond. To the south is an access road to the recreation ground Pavilion with the rear gardens of two storey dwellings on the other side of this road. To the west is the rear boundary of approximately six two storey dwellings. The dwellings are located approximately 25m to the shared boundary.

2 Planning History

APP/13/00254 - Erection of replacement changing rooms., PERM,30/04/2013
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/17/00070 - Variation of Condition 7 of Planning Permission APP/15/01162 relating to car parking provision, PERM,17/03/2017

APP/17/00483 - Siting of storage container for storage of football club equipment., TPP,05/07/2017
APP/17/00494 - Non-material amendment to Planning Permission APP/15/01162 relating to change of roof material, fenestration amendments and change of materials of windows from brown powder coated aluminium to grey powder coated UPVC., PERM,26/06/2017

3 Proposal

The proposal is to re-locate the existing timber log cabin along the south side of the bowling green, which would be used as changing rooms for visiting teams. The proposal also includes the re-location of the existing green keepers store on the northern boundary. Furthermore the proposal includes a single storey extension to the existing club house. This extension would provide an indoor single lane artificial grass bowling lane, which would be used during the winter months.

In addition it provides a replacement bar to be used by members and visiting teams only. The dimensions are as follows; 5.6m in length, 15.5m in width and 3.4m in height to the ridge, with the northern elevation having a retaining wall, which has a height of 4.2m.

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)
CS6	(Regeneration of the Borough)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No response

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 provision

(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 proposed developments are single storey in nature and would be partially screened by the existing trees and hedging around the site, which are to be retained. It is considered that the overall size, scale and massing of the proposals would not appear out of keeping or result in an adverse impact to the character of the bowling green or surrounding recreation park.

(iii) Impact upon residential amenity

The proposed extension to the club house would be located over 25 metres from the properties to the east. It is considered that the given the proposed layout and degree of separation from neighbouring properties that the development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight or overbearing impact. In terms of overlooking the proposed toilets include two high level windows, it is considered that given that they are high level, in combination with the boundary treatment of hedging and the distance between development and neighbouring properties, that the development would not have a significant adverse impact on the amenities of neighbouring properties. In addition it is noted that no objections from neighbouring properties has been received.

(iv) Parking provision

The increase in floorspace of the bowling club offers the likelihood that increased visitor capacity will arise. Currently the club is dependent on public car parking in the area at the Recreation Ground, as well as in Greywell and Tidworth Road shopping car parks, and this situation will not change. The latter two facilities are known to be under-utilised, and thus any increase in visitor car parking requirements are considered capable of being accommodated in the local area.

8 Conclusion

The principle of the development is supported by relevant Local Plan policies, and the

design, scale and siting of the proposed extension, changing rooms and store are unlikely to lead to any adverse impact to neighbouring dwellings or to the character of the surrounding area. Any additional car parking requirements arising are capable of being accommodated in public facilities in the local area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00496 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:

Proposed location and block plan

Elevations of log cabin changing rooms - Drawing number:3

Proposed elevations Drawing number 1 rev:A

Proposed layout and site plan Drawing number 2 rev:A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing buildings 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.