

Heritage Team Response

Date – 23/8/2023

APP/23/00415 - Seacourt Tennis Club, 20 Victoria Road, HI

Site

The application site is located on Victoria Road in Hayling island. It comprises a tennis court complex comprising indoor and outdoor courts and a clubhouse and car park.

It was originally constructed in 1910 and has been extensively extended since that time. Whilst it is not of any notable architectural interest, it was the last royal tennis court to be constructed and is therefore included on the Council's list of Buildings Of Local Interest.

Proposal

Installation of fencing and lights to form two Padel Tennis courts.

Legislative and Policy Context:

A non-designated heritage asset is defined in the National Planning Policy Framework (NPPF) as the following:

'Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'.

Para 203 of the NPPF states:

'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The area of the site which is proposed for the new courts and lighting to be installed is away from the main building and no physical changes are proposed to that building. As such, it is considered that the proposals would not result in harm to the non-designated heritage asset, that being the main club house building.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the non-designated heritage asset, according with policy guidance set out in the NPPF.

NO OBJECTION