
Site Address:	Cowplain Bowling Club, Recreation Ground, Padnell Road, Waterlooville		
Proposal:	Detached single storey timber framed ancilliary building to provide changing facilities.		
Application No:	APP/21/01279	Expiry Date:	31/01/2022
Applicant:	Trustee of Cowplain Bowling Club Joyner Cowplain Bowling Club		
Agent:	Mr Roberts	Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is an established bowling club with a pavilion, and a single story detached store room. The site forms part of the Cowplain recreation ground area and there is shared car parking to the north west of the site. To the south there are residential properties.

The existing pavilion building is single storey with a hipped roof, the existing outbuilding is a brick building with a pitched roof.

2 Planning History

None relevant

3 Proposal

Detached single storey timber framed ancilliary building to provide changing facilities.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS6	(Regeneration of the Borough)
DM1	(Recreation and Open Space)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
CS1 (Community Buildings)

Buildings for community use will be permitted where a need has been identified or where development would improve existing provision.

Loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings.

Planning permission will be granted for a new community hall at Martin Road, West Leigh and the upgrading or replacement of the Wecock community building)

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

5 Statutory and Non Statutory Consultations

Property Services Manager
No comments received

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: 7

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) 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.

(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 proposal is for the erection of a single storey pitched roof timber building clad in redwood timber the use of the building is for a changing room facility. The proposal would not have a significant wider public impact and is considered acceptable.

(iii) Impact upon residential amenity

In terms of the impact on residential amenity, the nearest residential properties front Willow Tree Avenue and Padnell Place and back onto the site. The rear facing elevations of the neighbouring properties along Willow Tree Avenue will have a minimum distance of 35m from the facing elevation of the proposed building. These neighbouring properties would also be screened by the 1.8m close boarded wooden fencing boundary treatment along this shared boundary. The neighbouring properties along Padnell Place will have a minimum distance of 35m from the proposal and would be screened by the boundary treatment and the existing outbuilding within along their rear boundary as well as the existing outbuilding adjacent to the proposal. As the proposed building is single storey in nature and it is not considered that there would be any significant impact in terms of light, mass and bulk. Therefore 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) Trees

There are trees and hedging around parts of the site. It is not considered that there would be significant impacts on existing 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. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01279 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:

Application Form - Received 06 November 2021
Design and Access Statement- Received 06 November 2021
Location Plan - Received 06 November 2021
Block Plan - Drawing No. AP1 1250 - Received 06 November 2021
Elevations - Drawing No. DRG AP5 - Received 06 November 2021
Elevations and Floor Plan - Drawing No DRG AP3 - Received 06 November 2021
Site Layout - Drawing No. AP2 - Received 06 November 2021
Indicative Form of Construction - Drawing No. AP4 -Received 06 November 2021
Construction Specification - Drawing No. AP7 - Received 06 November 2021

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 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.