
Site Address:	Lawn Tennis and Squash Club, Southleigh Road, Havant, PO9 2RS		
Proposal:	Balcony extension and alterations.		
Application No:	APP/21/01124	Expiry Date:	26/11/2021
Applicant:	Ms Brown The Avenue Lawn Tennis, Squash & Fitness Club		
Agent:	Mr M Farrer M F Designs Ltd	Case Officer:	Julie Terzoudis
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a Lawn Tennis and Squash Club accessed off Southleigh Road and situated within Havant. The clubhouse building and adjacent car park are located to the west of the site and are set to the rear of properties fronting Southleigh Road. An adjacent property located to the west of the clubhouse at No.10 Southleigh Road is a grade II listed building.
- 1.2 The clubhouse building is a two-storey sports facility building constructed primarily of brick with some cladding to the south elevation. A first-floor balcony runs partway along the eastern elevation overlooking the sports courts.

2 Planning History

90/50790/003 - First storey side extension and erection of a replacement balcony to clubhouse. (Re-advertisement)., PERM,21/08/1990

02/50790/008 - Relief of condition 2 of planning permission no. 99/50790/007 to allow retention of temporary office building to north of club building for a further temporary period.TPP,06/12/2002

99/50790/006 - Erection of 6 Flood Lighting Columns (6m in height) and the Addition of 3 Floodlights to 3 Existing Columns to Serve Tennis Courts 3 & 4 on the North Side of the Site, PERM,27/05/1999

99/50790/007 - Extend existing car park, replace and relocate groundsman's shed, and provide new temporary office building to North of Club building, PERM,26/11/1999

92/50790/004 - Outline application for building to accommodate two indoor tennis courts with associated increased car parking adjacent to Nightingale Park, WD,13/05/1992

92/50790/005 - Install floodlighting to two existing hard courts., PERM,15/10/1992

04/50790/009 - Relief of Condition 1 on planning permission 02/50790/008 to allow for retention of temporary office building to north of club for a further temporary period of 2 years., TPP,02/12/2004

04/50790/010 - Installation of flooding columns (height 6m) to three hard courts to provide lighting until 9.30pm., PERM,20/01/2005

APP/19/00937 - Extend existing car park to provide 5 additional car parking spaces and revised layout., PERM,02/12/2019

APP/20/01004 - Porch canopy to front entrance, two storey extension to existing office and kitchen, and first floor extension to existing balcony., PERM,22/12/2020

3 Proposal

- 3.1 The application seeks planning permission for the extension of the first-floor balcony to the north and east to create an additional floor area of approximately 54 square metres. A polycarbonate/glass canopy covering the existing balcony would be extended to cover a section of the extended balcony to the north.
- 3.2 The piers to support the balcony extension would be constructed with matching facing brickwork. A replacement 1.0m high handrail and glass balustrade is proposed to run along the existing balcony and the proposed balcony extension.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
CS16 (High Quality Design)

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

E1* (High quality design)

Listed Building Grade: Not applicable (grade II listed building to the west of the site).
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed balcony extension would be further north and east than the existing balcony area, so would not result in any harm to the designated heritage asset.

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

Developer Services, Southern Water

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

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: 58

Number of site notices: At least one site notice

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 and the Grade II listed building
- (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 and the Grade II listed building

7.3 A Grade II listed building is set to the west of the site, to the rear of the clubhouse. The proposed works would take place solely on the eastern elevation of the clubhouse and there would be no direct interaction between the setting of the listed building and the location of the proposed balcony. Council's Conservation Officer was consulted as part of the application and raised no visual harm concerns regarding the proposed development.

7.4 The proposed development would extend an existing balcony on the eastern elevation of the clubhouse to provide more outside seating and space for club members. The

railing and balustrading on the existing balcony would also be upgraded. Brickwork columns for the extension are proposed to match the columns supporting the existing balcony.

- 7.5 The proposal would result in a minor scale of development to a large clubhouse, which would upgrade and maintain the existing community sports facility in line with Policy CS1 of the HBLP (Core Strategy) 2011. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011).
- 7.6 It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality, nor the host building.

(iii) Impact upon residential amenity

- 7.7 The existing balcony provides an element of perceived and limited overlooking toward dwellings set to the north, east and south of the site. The proposed extension of the balcony would bring the observer 6m closer to dwellings set to the north, and 3m closer to dwellings set to the east. The significant setback of the clubhouse from the residential dwellings, coupled with the separation from local roads 'Woodpecker Close and Warblington Avenue, ensures that any views are long ranging and would have limited impact. It is considered that no additional significant overlooking would result from the proposed development, over and above that which already exists.
- 7.8 Consequently, it is considered that the proposal would not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011). It is noted that no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01124, 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 and Block Plan Drw. No. P_BAL_05
Existing and Proposed South and North Elevations Drw. No. P_BAL_04
Existing and Proposed East Elevations Drw. No. P_BAL_03
Existing and Proposed First Floor Plans Drw. No. P_BAL_02
Existing and Proposed Ground Floor Plans Drw. No. P_BAL_01

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.