
Site Address: Bedhampton Bowling Green & Pavilion, Bidbury Lane,
Havant PO9 3JG
Proposal: Removal of existing window and insertion of fire escape door and
sidelight. Installation of 1:15 ramp with handrail and ribbed timber decking.
Application No: APP/21/00698 Expiry Date: 12/08/2021
Applicant: Ms L Burn
Hon Secretary
Agent: Mr T Sage Case Officer: Paige Harvey
Tim Sage - Chartered Architect
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the Pavillion at the Old Bedhampton Bowling Green. It is located in the Old Behampton Conservation Area, on the edge of the car park. There is a grade 2 listed property to the South of the site beyond Nursery road and Bedhampton road is to the north.

2 Planning History

3 Proposal

Removal of existing window and insertion of fire escape door and sidelight. Installation of 1:15 ramp with handrail and ribbed timber decking.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comments

Conservation Officer

Background

The application site comprises the Pavilion a the Old Bedhampton Bowling Green. It is located on the edge of the car park in the Old Bedhampton Conservation Area. To the west lies The Manor, a Grade II listed building.

Legislative and Policy Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Proposal:

The proposal comprises:

Removal of existing window and insertion of fire escape door and sidelight. Installation of 1:15 ramp with handrail and ribbed timber decking.

Officer Response:

The proposed alterations are minimal in scale and will not detract from the main building or the character of the conservation area, nor will be harm to the adjacent listed building.

Conclusion

No objection.

Rachael McMurray

Senior Conservation Planner

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

No comment

Leisure Officer

No comment

Property Services Manager

No comment

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: 27

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

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
no comments	

Summary:**Comment:****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

- (i) Principle of development

The application site is situated within a built up area where further development is considered acceptable subject to the usual development control criteria. The location of the site, within Old Bedhampton Conservation Area, requires greater care in the consideration of the details to comply with the statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to have special regard to the desirability of preserving or enhancing the character and appearance of the area.

- (ii) Impact upon the character and appearance of the area

The proposal is considered to be in keeping with the character of the host dwelling and preserves the character of the conservation area and thus accords with the statutory duty set out in the section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon residential amenity

From bedhampton road there is a mesh wired fence with trees and hedges. Whilst Bedhampton Bowling Green can be seen from the street scene, the changes proposed are minor and all surrounding properties, including those that back onto the Bowling club from Nursery Road, will not be affected visually by the proposed changes.

8 Conclusion

Overall, the proposal is set to make minor changes to the building and considered to be in keeping with the character of the host dwelling and would preserve the character and appearance of the conservation area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00698 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 Floors and Elevation Plans 29/06/2021

Reason: - To ensure provision of a satisfactory development.