
Site Address:	439 Dunsbury Way, Havant, PO9 5BD		
Proposal:	Proposed single storey rear extension to existing toilet facilities.		
Application No:	APP/15/00955	Expiry Date:	23/10/2015
Applicant:	Mr McCready	Team:	Team 2
	Leigh Park Trade Union		
	Working Men's Club		
Agent:	Mr Ross	Case Officer:	Emma Chisnall
	Ken Ross RIBA & Associates		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 439 Dunsbury Way is a large leisure building currently used as the Trade Union Men's Club. The complex is situated on level ground and is large in size and made with textured and painted board walls and has a felted flat roof. There is a small amount of space behind the club where the proposed extension would be built and to the North elevation of the club is parking for up to 15 approx cars.
- 1.2 The building is two storey but when in use only has visitors on the single storey floor. To the West of the club is a school 45m away and to the North of the club is a church of which both buildings are set substantially away from one another. There are pockets of residential housing to the East and Southern elevations of the club and the closest dwelling is approx 10m away.

2 Planning History

91/56300/000- Replacement of glazed screen fronting Dunsbury Way with brickwork and double-glazed units. Permitted

96/59095/002- Provision of mono-pitched roof over part of existing flat roof to east elevation- Permitted

97/59095/003- 3 condensers on west side of roof - Permitted

99/59095/004- Two storey and single storey extension to rear (west elevation)- Permitted

07/59095/005- Two external covered shelters- Permitted

07/59095/006- Use of function room and stewards flat locations exchanged. Erect 2No. external canopies and anti-intruder fence (height 2.4m)- Permitted

3 Proposal

Proposed single storey rear extension to existing toilet facilities

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) Comments:
No adverse comment in regards to this application.

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: 10

Number of site notices: Not applicable.

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 of the area
- (iii) Impact upon residential amenity

(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. The proposed extension is logical, neat and would contribute positively to the shape of the building. The extension would be small and unobtrusive as its to the rear of the club and well screened from immediate neighbours.

(ii) Impact upon the character of the area

There is no concern of the proposed extension impacting the character of the area

negatively. The club is surrounded by fencing and to the rear has ample greenery to ensure that the extension should not be seen from the school and will be built with matching materials to the original building.

(iii) Impact upon residential amenity

As the proposed extension will be facing the school it is this site that could only be impacted but as there is considerable distance between the rear of the proposed extension to the start of the school building there should not be any loss to amenity to the school.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00955

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The external materials used shall match 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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan OS Licence 10001360
Site Plan OS Licence 10001360
Proposed Ground Floor Plans and Elevations: Drawing No
LPTUWMC/Havant/2015/01

Reason: - To ensure provision of a satisfactory development.