
Site Address:	Purbrook Heath Bowling Club, Purbrook Heath Road, Purbrook, Waterlooville, PO7 5RU		
Proposal:	Single storey extension to existing Bowls clubhouse.		
Application No:	APP/15/00329	Expiry Date:	20/05/2015
Applicant:	Ms May	Team:	Team 1
	Purbrook Heath Bowling Club		
Agent:	Mrs Marshall	Case Officer:	David Eaves
	PDP Architecture llp		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies within Purbrook Heath and south of Purbrook Heath Road.

The existing bowling club has a pavilion building with a pitched roof and barn hips of brick and tile. There is a hawthorn hedgerow to the eastern boundary. The boundary is currently angled with the hedgerow currently sited in the position of the proposed extension.

2 Planning History

00/51201/003 Single storey extension to create area for short mat bowls and improved changing facilities Permitted February 2000.

3 Proposal

Single storey extension to existing Bowls clubhouse. The extension would continue the existing design and materials. The extension would provide changing rooms, kitchen and a Bar and generally improve facilities at the site.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
DM1	(Recreation and Open Space)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL8	(Local Green Spaces)
AL1	(Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Property Services:

Estates have no objections to the proposal.

The variation to the boundary will have little impact on the Council's land holding within the general area and will reduce the Council's management responsibilities in respect of the portion of the land that will be enclosed.

The proposed design of the Clubhouse raises no concerns from an Estates perspective.

Public Spaces Development:

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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received.

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 landscaping
- (iii) Highway/parking issues

(i) Principle of development

The application site is located outside the built up area, however the area provides recreational facilities including, bowling, Recreation Ground, Basket Ball area, children's playground and other facilities. The proposal relates to the improvement of existing recreational facilities which is supported by policies CS1 and DM1 of the Local Plan. The principle for extending existing recreational facilities is considered acceptable.

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

The proposal seeks to extend the existing building in the same design as the original building. The extension would read as a logical addition to the building and would provide improved club facilities. The main issue in terms of the character and appearance of the area is the repositioning of the existing hedge that would be required to the eastern boundary. The hedge is relatively young and whilst its removal would open up the site it is considered that the application allows for its re-positioning and strengthening of the hedge such that it should eventually form a good green boundary to the site. There is of course a possibility that the replanting may not take, however this would be covered by a re-planting clause for a five year period. A planning condition is required to secure appropriate planting and maintenance.

(iii) Highway/parking issues

Informal public car parking is provided close to the site and it is not anticipated that the relatively modest further increase in floorspace would be likely to result in a significant increase in car parking demand.

8 Conclusion

The principle of the development is considered acceptable. The impact upon the character and appearance of the area would subject to suitable landscaping be limited and acceptable. It is not anticipated that there would be any significant parking issues as a result of the development. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00329

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the provision of a hedgerow to the eastern site boundary has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed positions, species and planting sizes of the hedge plants to be planted and/or retained, and timing

provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any hedge plant planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Location Plan Drawing Number 27968 PD-100

Block Plan Drawing Number 27968-PD101

Site Layout Plan Drawing Number 27968-PD104

Elevations Drawing Number 27968-PD106

Proposed Plans Drawing Number 27968-PD105

Reason: - To ensure provision of a satisfactory development.