
Site Address: Havant Leisure Centre, Civic Centre Road, Havant, PO9 2AY
Proposal: Construction of new entrance lobby and 6No. new windows to north and west elevations in conjunction of former bowls club to new gym.
Application No: APP/13/01148 Expiry Date: 15/01/2014
Applicant: Horizon Leisure Centres Team: Team 1
Agent: Ms Yousefi-Atkinson Case Officer: Aaron Wright
 PDP Architecture llp
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Havant Leisure Centre lies to the eastern side of Civic Centre Road, and consists of a predominantly brick structure.

There is a car park opposite the entrance to the south west, and the Public Service Plaza on the western side of the road. To the south east and east the site is adjoined by residential development.

The building subject of this application was the former Havant Bowls Club, but is no longer utilised for this purpose. This building is to be used as a new gym, and this conversion does not require a change of use application to be submitted.

2 Planning History

None relevant

3 Proposal

The building subject of this application was utilised by the Havant Bowls Club and forms part of the Havant Leisure Centre. This building is to be converted into a new gym, to allow for changes to the internal use of the main Leisure Centre. The application proposes a new entrance lobby and 6No. new windows to north and west elevations to the building. The new entrance porch would be sited on the south-west corner of the building with two additional fire exit doors sited on the south elevation of the building. Further windows and doors are proposed on the north and west elevations. The new windows and doors are similar in appearance to the fenestration on the main Leisure Centre building.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Property Services Manager
No comment.

Regeneration & Development
No comment.

Crime Prevention Officer
No adverse comments.

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 streetscene
- (iii) Highway Implications

(i) Principle of development

The site lies in the built up area of Havant where development will normally be granted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact upon the streetscene

The building subject of this application is single storey in height with areas of unrelieved brickwork. It is in a prominent location adjacent to the Civic Centre Road and Public Service Plaza . The proposed alterations would create an element of interest on the building while reinforcing its community role and facilities. It is therefore considered that the proposed alterations to the building would not adversely affect the character and appearance of the area.

(iii) Highway Implications

The proposed entrance porch would be sited directly opposite the Cive Centre Road and directly next to a bus stop. There are considered to be no adverse implications for highway safety arising from the proposal.

8 Conclusion

The proposed alterations to the building would not adversely affect the character and appearance of the area. There are considered to be no adverse implications for highway safety arising from the proposal. As such it is recommended that planning permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01148 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Block Plan (Drawing No.27922-PL101 Rev A)
Site Location Plan(Drawing No.27922-PL100 Rev B)
Proposed Floor Plans (Drawing No.27922-PL10 Rev C)
Proposed Elevations (Drawing No.27922-PL11 Rev A)
Existing Elevations (Drawing No.27922-PL02 Rev P1)
Existing Roof Plan (Drawing No.27922-PL03 Rev P1)
Existing Floor Plan (Drawing No.27922-PL01 Rev A)
Proposed Roof Plan (Drawing No.27922-PL13 Rev A)

Reason: - To ensure provision of a satisfactory development.