DELEGATED OFFICER REPORT

Site Address: Waterlooville Mens Shed, Old Cricket Pavilion, Padnell Road, Waterlooville

Proposal: Erection of 2.4 metre high fence to south boundary and part of east and west boundaries, together with gate to south boundary.

Application Type:	Full Planning Permission		
Application No:	APP/25/00449	Expiry Date:	05/08/2025
Applicant:	Mr Peter Sanders		
Agent:		Case Officer:	Denise Sheath
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

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1 Site Description

Waterlooville Mens Shed, Old Cricket Pavilion, Padnell Road, Waterlooville

The building is known as the Cowplain Old Pavilion and it is located to the northern most corner of the Cowplain Recreation Ground. To the north of the building are the dwellings of Padnell Road - the closest, being No.50, is located some 30m away. To the west of the building runs the access road to the recreation ground and main pavilion and the car parking area is a very short distance from the application site.

2 Planning History

APP/14/00311 - Change of use from storage to community use (D1) to allow operation of a 'Mens Shed' group. Permitted and implemented
APP/16/00322 - Replacement roof and installation of 2m high fence and 2No. gates. (Retrospective) Erection of wooden shed at rear. PERM - 06/06/2016

3 Proposal

Erection of 2.4 metre high fence to south boundary and part of east and west boundaries, together with gate to south boundary.

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
CS16 (High Quality Design)
DM2 (Protection of Existing Community Facilities and Shops)

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

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

5 Statutory and Non Statutory Consultations

Communities Manager
No comments received.

Property Services Manager
The application is on land owned freehold by Havant Borough Council and leased to the applicant. The proposed fence will provide security to the building and help separate from the recreation ground that is maintained by the council. The Estates team are in support of the 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: 6

Number of site notices: 1.

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
(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.

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

The proposal is for the erection of a 2.4m security fence and gate to the front southern boundary and a 2.4m security fence partially to the eastern and western side boundaries fronting the Mens Shed. The proposed fencing will match the existing fence in height, colour and design. The proposed fence and gate would enclose the Men's Shed improving security to the premises. The Men's shed is located to the north west corner of the Cowplain Recreation Ground. It is not considered that the installation of the security fencing and gate would have a harmful impact upon the character of the area or the Recreational ground which it abuts.

(iii) Impact upon residential amenity

The closest neighbouring dwelling is approximately 30m away from the proposed fencing. The proposed fence is not considered to have a harmful impact upon the amenities of the neighbouring dwellings.

Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(iv) Biodiversity Net Gain (BNG)

Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG
requirements.

8 Conclusion

The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the nearby neighbouring properties. On this basis it is recommended for approval.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00449 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 - Received 10 June 2025
Block Plan - Received 06 June 2025
Proposed Block Plan - Received 23 April 2025
Fence Elevation and Site Plan - Received 10 June 2025
Fence Specification - Received 06 June 2025

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.