

**4/00668/13/FUL - SINGLE STOREY SIDE EXTENSION.
LEVERSTOCK GREEN CRICKET CLUB, BEDMOND ROAD, HEMEL HEMPSTEAD,
HP3.**

APPLICANT: LEVERSTOCK GREEN CRICKET CLUB - MR T WILLIAMS.

[Case Officer - Mark Staincliffe]

[Grid Ref - TL 08406 06509]

Summary

The application is recommended for approval

The site is located in an area where extensions to existing sporting facilities are acceptable in principle in accordance with Policy 2 of the Borough Plan. There would be no adverse effects on the appearance of the building or the appearance of the street scene. The amenity of adjoining neighbours would not be adversely affected. Car parking within the site is adequate. The proposals therefore accord with Policy 11 of the Borough Plan.

Site Description

The site is situated within the confines of a large area of public open space accessible off Bedmond Road and bounded by Crossett Green, The Horseshoe, Malmes Croft and Leverstock Green Road. The club house is located in a prominent position towards the South East corner of the Green and is clearly visible from public vantage points, roads and residential properties. The existing club house is of a modest design and size and is in need of modernisation to meet the requirements of the England and Wales Cricket Board.

Proposal

The application seeks permission for a single storey side extension with a footprint measuring 4.5m x 12.7m. The application is also seeking permission to replace the existing flat roof with a shallow pitched roof.

Referral to Committee

The application is referred to the Development Control Committee because the land is leased from Dacorum Borough Council.

Planning History

No relevant planning history

Policies

National Policy Guidance _

NPPF sections 7 & 8

Dacorum Borough Local Plan

Policies 1, 2, 9, 10, 11, 13, 58, 67, 72, and 116

Appendices 5

Pre-Submission Core Strategy (incorporating the Main and Minor Modifications: January 2013)

Policies CS1, CS4, CS10, CS11, CS12, CS23

Representations

Contaminated Land Officer

The site is located within the vicinity of potentially contaminative former land uses. Consequently there may be land contamination issues associated with this site. Due to the nature of the application; It is recommend that the developer be advised to keep a watching brief during ground works on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Considerations

Policy and Principle

The application seeks planning permission for the construction of an extension to the existing clubhouse to provide upgraded facilities to meet the requirements of the England and Wales Cricket Board. The principle of improving and enhancing existing leisure uses is supported by policies 67 and 72 of the Dacorum Borough Local Plan, sections 7 and 8 of the NPPF and policy CS23 of the Core Strategy support such development providing the design is acceptable.

Effects on appearance of building and street scene

The proposal will see a modest extension added to the existing building and the replacement of the existing flat roof with a pitch. It is considered that the overall design of the extensions will vastly improve the visual appearance of the property within the street scene.

Impact on Neighbours

At its highest point the new roof will measure 4.1m in height. Taking into consideration the height of the roof and the extension being in excess of 15m from the nearest residential property, it is considered that the proposal will have no adverse impact on the amenity of the neighbours interms of loss of sunlight, daylight or privacy.

Open Land

The site is designated as open land within the Dacorum Borough Local Plan. Policy 116 seeks to conserve and improve the attractiveness of open land and generally discourages development within these areas. However, small scale buildings and works ancillary to the use of the land are acceptable providing they satisfy the conditions set out in (a), (b) and (c) of the policy.

It is considered that the proposal is well related to the character of the existing structure, the integrity of the wider area will not be compromised and the development will result in improvements to the site and character of the area. For the reasons outlined above, the development is considered to accord with policy 116.

RECOMMENDATION – That the application be DELEGATED to the Group Manager, Development Management & Building Control with a view to approval subject to the expiry of the neighbour notification period.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

- 1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

LGCC/06A/12A
LGCC/08/12

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

NOTE 1:

This decision to grant planning permission has been taken for the following reason and having regard to the policies and proposals in the development plan set out below and to all other material planning considerations, including relevant supplementary planning guidance.

The site is located in an area where extensions to existing sporting facilities are acceptable in principle in accordance with Policy 2 of the Borough Plan. There would be no adverse effects on the appearance of the building or the appearance of the street scene. The amenity of adjoining neighbours would not be adversely affected. Car parking within the site is adequate. The proposals therefore accord with Policy 11 of the Borough Plan.

NOTE 2:

The following policies of the development plan are relevant to this decision:

Dacorum Borough Local Plan 1991 - 2011

Policies 1, 2, 9, 10, 11, 13, 58, 67, and 72

Appendix 5

Pre-Submission Draft of the DBC Core Strategy (incorporating the 'List of Proposed Amendments: June 2012')

Policies CS1, CS4, CS10, CS11, CS12, CS23

Supplementary Planning Guidance

Development in Residential Areas

NOTE 3

Planning permission/advertisement consent/listed building consent has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.