

**Planning Committee:** 24 September 2013

**Item Number: 17**

**Application No:** W 13 / 1086

**Town/Parish Council:** Leamington Spa  
10/10/13

**Registration Date:** 15/08/13  
**Expiry Date:**

**Case Officer:** Liam D'Onofrio  
01926 456527 liam.donofrio@warwickdc.gov.uk

**Bowling Pavilion, Victoria Park, Archery Road, Leamington Spa CV31 3PT**  
Alterations and extensions to Bowls Pavilion FOR Warwick District Council

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This application is being presented to Committee as Warwick District Council are the applicant.

**RECOMMENDATION**

Planning Committee are recommended to grant planning permission, subject to conditions.

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for a new changing room extension measuring 4.6m by 10.4m set between the eastern elevation of the pavilion building and the detached Greenkeeper's store. A bar store extension is also proposed to the north elevation of the pavilion and internal layout changes will create two new toilets. The existing sections of glazed roof to the centre of the building will be replaced by slate tile.

The application is accompanied by a Design and Access Statement, which explains that with the site becoming the home of both the male and female National bowls it is envisaged that the additional events will increase the number of bowlers using the current facilities. The scheme seeks to modernise and upgrade current facilities.

**THE SITE AND ITS LOCATION**

The application site relates to the pavilion building located within Victoria Park, a Registered Historic Park situated within the Royal Leamington Spa Conservation Area. Victoria Park together with The Pump Room Gardens and Jephson Gardens to the east forms a green wedge which runs through the heart of Royal Leamington Spa. The pavilion adjoins the park's bowling greens and is set adjacent to the southern bank of the River Leam.

**PLANNING HISTORY**

Various historic applications for park buildings/shelters, flood lighting and bowls pitches, the most recent being:

W/13/0478 Temporary change of use of land for the installation of marquees, gazebos

and shelters for use by sponsors, traders, officers, competitors and visitors to the annual Bowls England National Championships; and for the siting of up to 30 touring caravans for the accommodation of officials and competitors; all for a temporary period of not more than 36 days each year between the third week of July and the first week of September: Granted 24th May 2013.

W/13/0827 Erection of low profile storage buildings and associated landscaping screen of mixed native shrubs: Granted 25th July 2013.

W/13/1040 Replacement irrigation system for the bowling greens to include the replacement of the pipework and sprinklers and installation of a new 2m wide x 3m long and 2m high irrigation storage tank and pump house behind the existing Greenkeeper shed within a fenced compound: Granted 5th September 2013.

### **RELEVANT POLICIES**

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- DAP11 - Protecting Historic Parks and Gardens (Warwick District Local Plan 1996 - 2011)
- National Planning Policy Framework

### **SUMMARY OF REPRESENTATIONS**

**Leamington Spa Town Council** - No objection

**Environment Agency** - Comments awaited, to be reported at Committee

**Community Protection** - No objection

### **ASSESSMENT**

The main consideration in assessing this application are as follows:

- Design and visual amenity;
- Impact upon neighbour's amenity;
- Matters of ecology/flooding.

#### **Design and visual amenity**

The proposed changing room extension will link the eastern elevation of the pavilion to the Greenkeeper's store building, and will follow the style, character and linear form of the existing pavilion building, providing an appropriate design solution. The bar store will nestle into the north elevation.

The proposed extensions will be well positioned and form unobtrusive additions to the existing pavilion building. The scheme is not therefore considered to raise any significant impact upon visual amenity or the character or setting of the park and conservation area.

## **Impact upon neighbour's amenity**

Given the distance to surrounding residential properties the proposed development is not considered to result in any significant impact upon the amenities of the occupiers of these properties.

## **Matters of ecology/flooding**

The extensions are located on existing areas of hardstanding adjacent to the building and therefore no ecology/landscaping issues are raised.

The park is within Flood Zone 2 and 3 however the development is water compatible and no objections have been raised by the Community Protection Team.

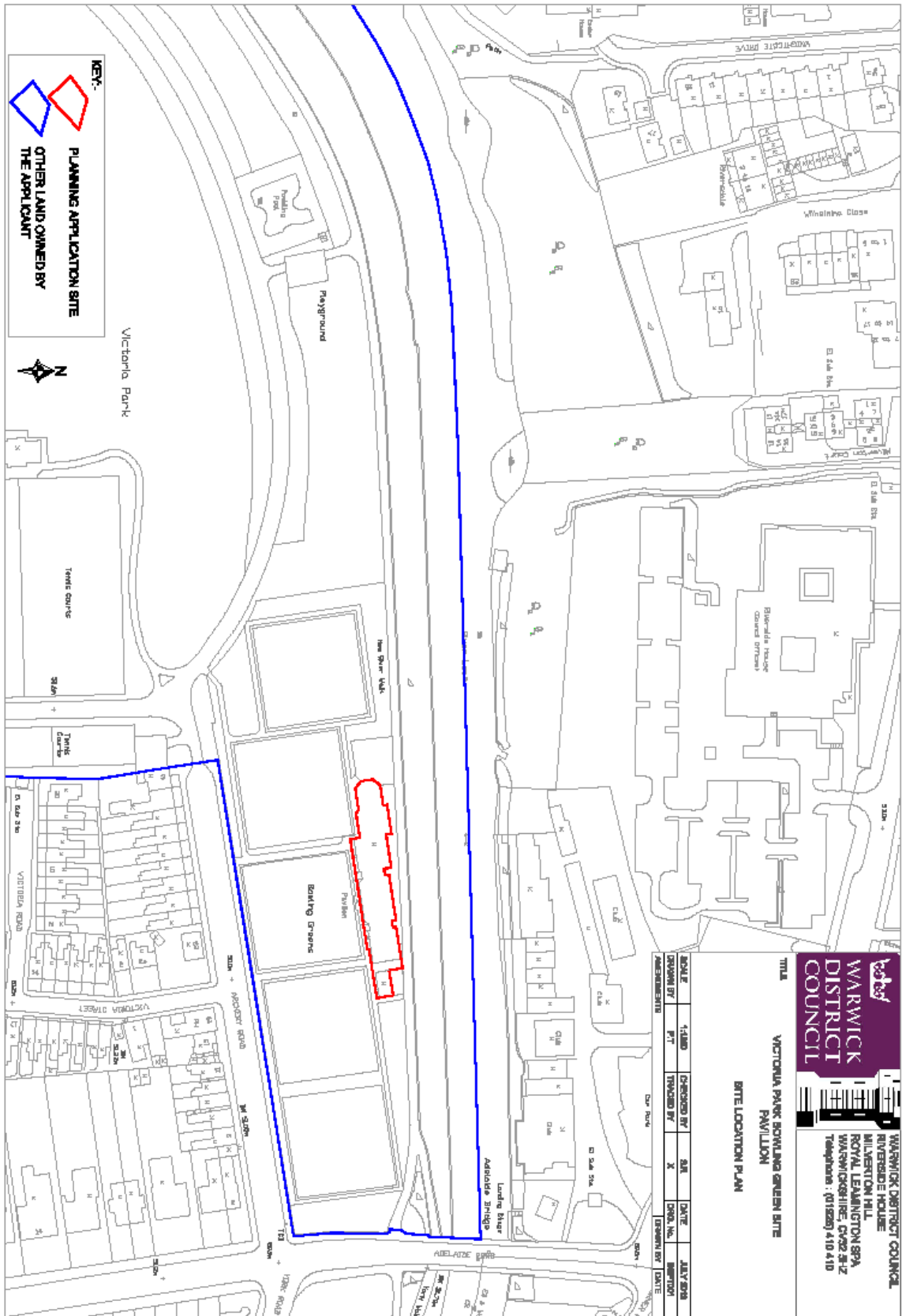
## **SUMMARY/CONCLUSION**

In the opinion of the Local Planning Authority, the nature and scale of the development would not cause unacceptable harm to the character or setting of the Conservation Area, the Historic Park and Garden status of Victoria Park or neighbours' amenity. The proposal is therefore considered to comply with the policies listed.

## **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) HPS/VPI3/06, HPS/VPI3/07, HPS/VPI3/03P, HPS/VPI3/04 and specification contained therein, submitted on 1st August 2013. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.
- 3 No facing and roofing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policies DP1 and DAP8 of the Warwick District Local Plan 1996-2011.

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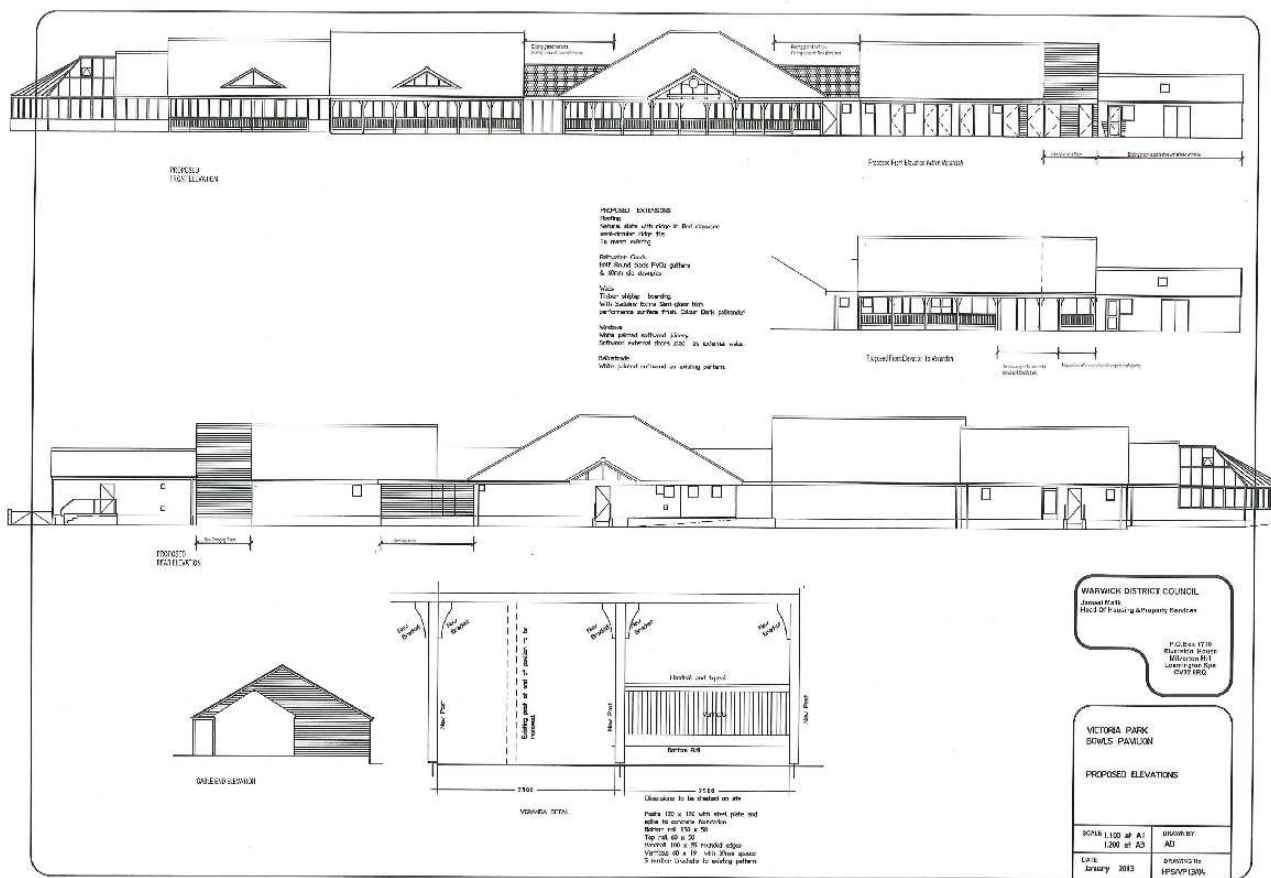
**KEY:**  
 **PLANNING APPLICATION SITE**  
 **OTHER LAND OWNED BY THE APPLICANT**



**WARWICK DISTRICT COUNCIL**  
 WARWICK DISTRICT COUNCIL  
 RIVERSIDE HOUSE  
 MILLVENTON HILL  
 ROYAL LEAMINGTON SPA,  
 WARWICKSHIRE CV32 2JZ  
 Telephone : (01527) 410 410

**TITLE**  
 VICTORIA PARK BOWLING GREEN SITE  
 PAVILION  
 SITE LOCATION PLAN

SCALE	1:500	CHECKED BY	SLN	DATE	JULY 2018
DESIGNED BY	PT	TRACED BY	X	DRAWN NO.	18/07/18
APPROVED BY		REVISION BY		DATE	



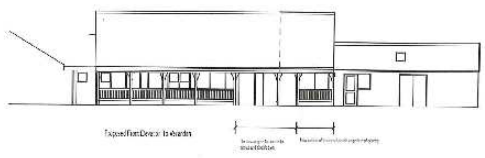
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION

PROPOSED SECTION

VERANDA DETAIL

**PROPOSED DIMENSIONS**  
 Height: 10.0m  
 Width: 20.0m  
 Depth: 10.0m  
 Floor level: 100mm above ground level  
 Roof level: 10.0m above ground level  
 Veranda level: 1.0m above ground level  
 Veranda depth: 1.0m  
 Veranda width: 2.0m  
 Veranda height: 1.0m  
 Veranda railing: 1.0m high  
 Veranda posts: 100mm diameter  
 Veranda balustrade: 100mm high  
 Veranda base: 100mm high  
 Veranda finish: 100mm high  
 Veranda material: 100mm high  
 Veranda color: 100mm high  
 Veranda texture: 100mm high  
 Veranda pattern: 100mm high  
 Veranda design: 100mm high  
 Veranda style: 100mm high  
 Veranda type: 100mm high  
 Veranda use: 100mm high  
 Veranda location: 100mm high  
 Veranda orientation: 100mm high  
 Veranda exposure: 100mm high  
 Veranda protection: 100mm high  
 Veranda maintenance: 100mm high  
 Veranda safety: 100mm high  
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 Veranda accessibility: 100mm high  
 Veranda sustainability: 100mm high  
 Veranda energy: 100mm high  
 Veranda water: 100mm high  
 Veranda air: 100mm high  
 Veranda light: 100mm high  
 Veranda sound: 100mm high  
 Veranda vibration: 100mm high  
 Veranda fire: 100mm high  
 Veranda explosion: 100mm high  
 Veranda impact: 100mm high  
 Veranda collision: 100mm high  
 Veranda falling: 100mm high  
 Veranda electrocution: 100mm high  
 Veranda radiation: 100mm high  
 Veranda contamination: 100mm high  
 Veranda noise: 100mm high  
 Veranda smell: 100mm high  
 Veranda taste: 100mm high  
 Veranda touch: 100mm high  
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 Veranda requirement: 100mm high  
 Veranda condition: 100mm high  
 Veranda situation: 100mm high  
 Veranda context: 100mm high  
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 Veranda space: 100mm high  
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 Veranda plot: 100mm high  
 Veranda parcel: 100mm high  
 Veranda lot: 100mm high  
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 Veranda development: 100mm high  
 Veranda project: 100mm high  
 Veranda scheme: 100mm high  
 Veranda plan: 100mm high  
 Veranda strategy: 100mm high  
 Veranda policy: 100mm high  
 Veranda program: 100mm high  
 Veranda process: 100mm high  
 Veranda procedure: 100mm high  
 Veranda protocol: 100mm high  
 Veranda practice: 100mm high  
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 Veranda policy: 100mm high  
 Veranda program: 100mm high  
 Veranda process: 100mm high  
 Veranda procedure: 100mm high  
 Veranda protocol: 100mm high  
 Veranda practice: 100mm high



PROPOSED SECTION

**WARWICK DISTRICT COUNCIL**  
 James Hall  
 Planning & Property Services

**VICTORIA PARK  
 BOWLS PAVILION**

**PROPOSED ELEVATIONS**

SCALE: 1:100 at A1 1:200 at A3	DISCIPLINE: AD
DATE: January 2013	DESIGNED BY: HPS/KP/BNW