

Tennis Courts, Hove Park

BH2023/02622

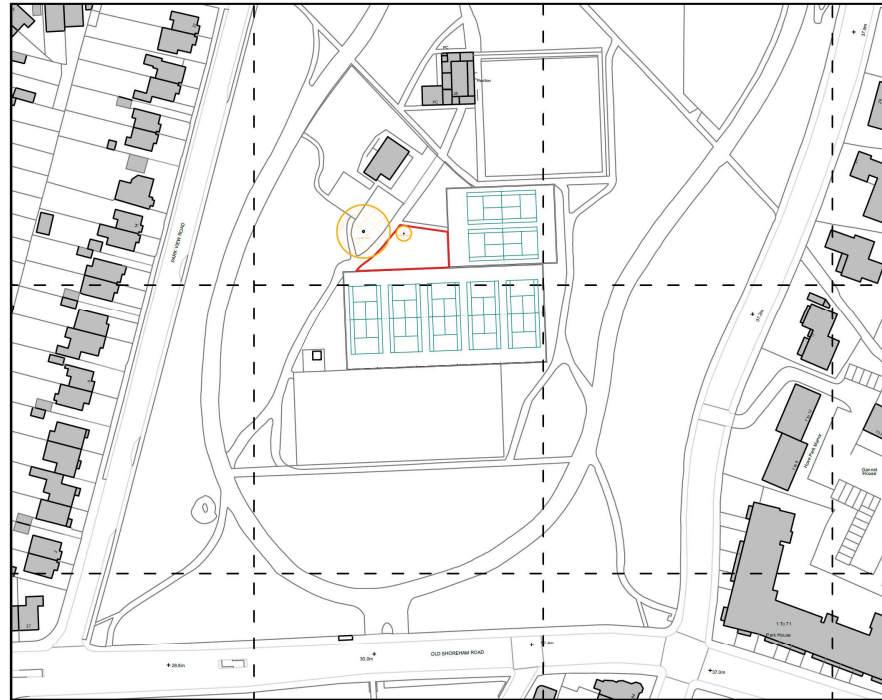


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Application Description

- Erection of single storey timber pavilion adjoining tennis courts with associated landscaping.

Existing Location Plan



Location Plan 1:1250



3

1040/1.001



Aerial photo of site



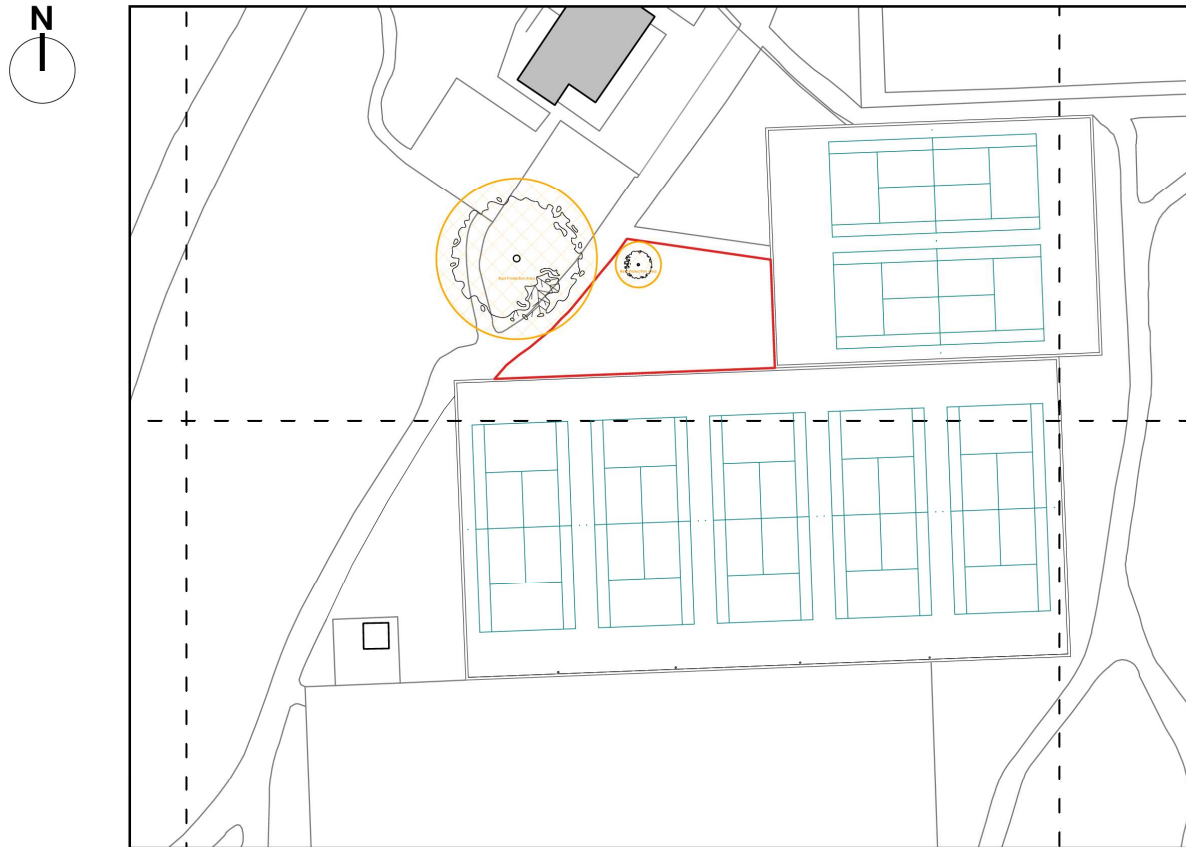
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3D Aerial photo of site



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Existing Site Plan



Block Plan 1:500

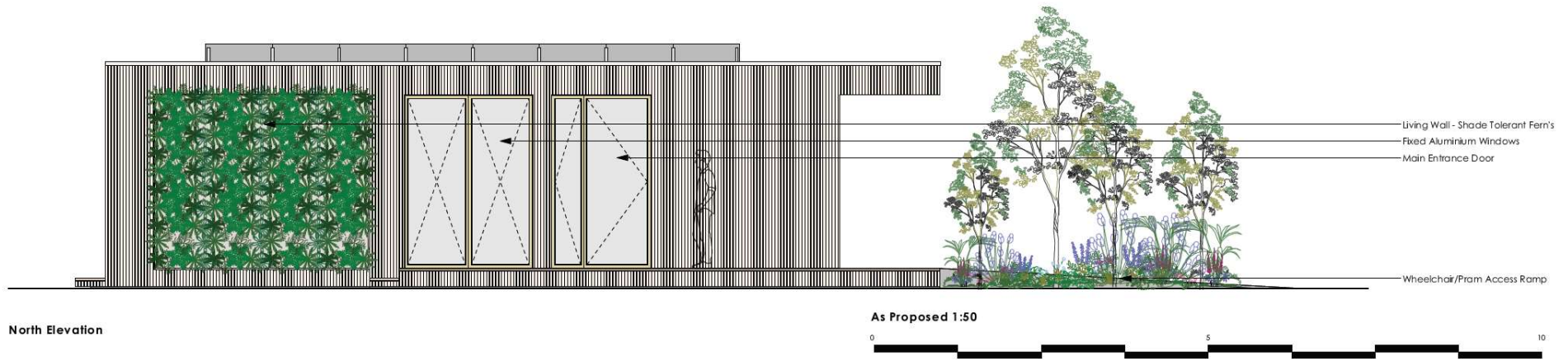
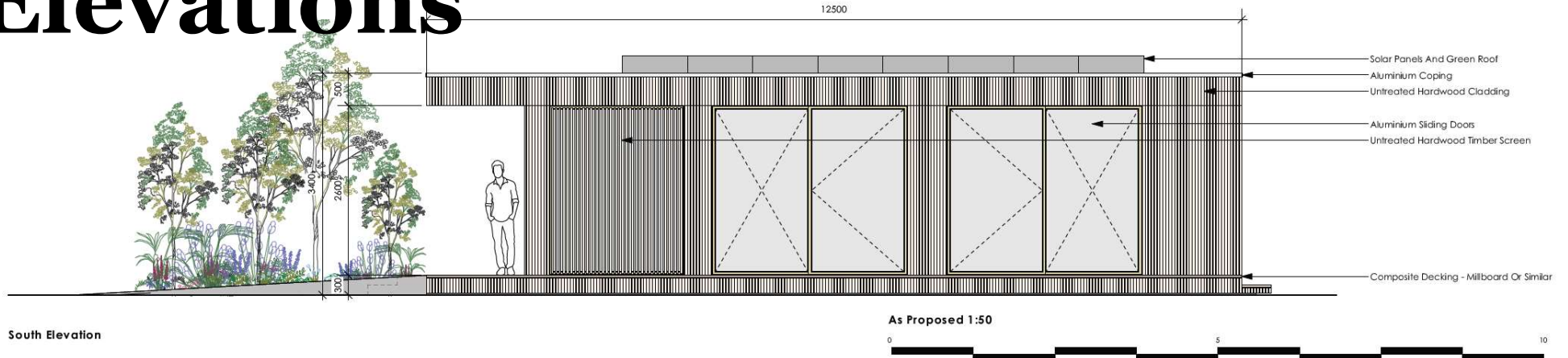


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Proposed Site Plan

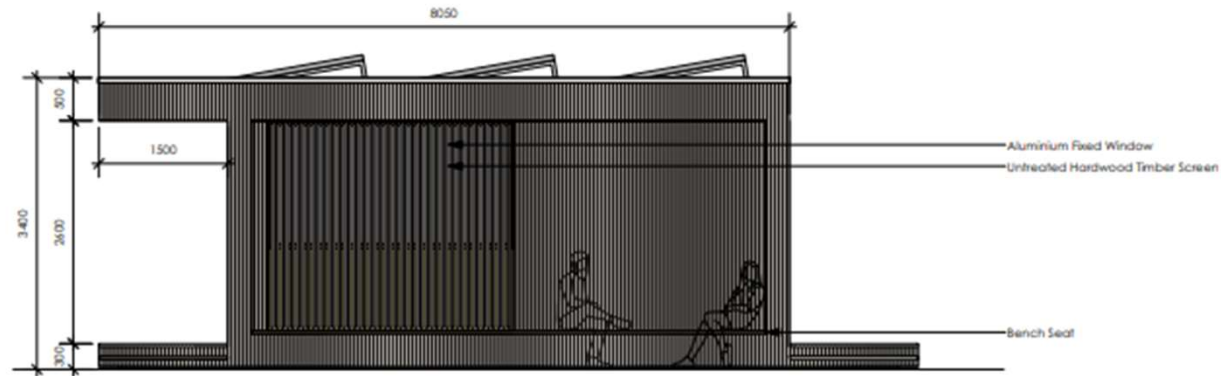


Proposed Front and Rear Elevations



1040/2.003 B

Proposed Side Elevations

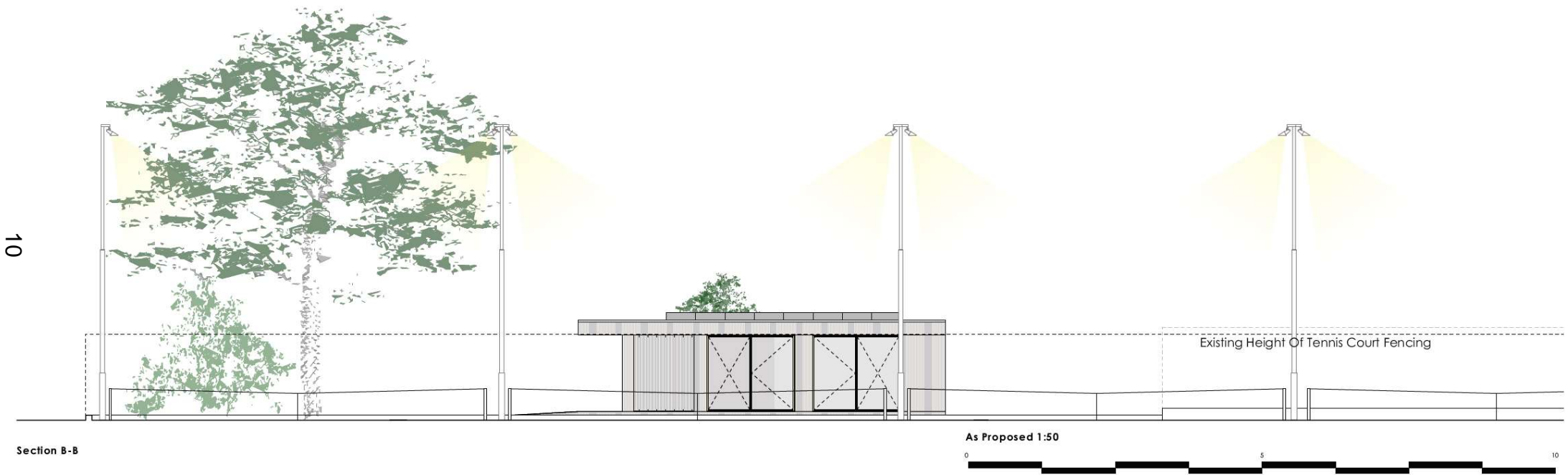


East Elevation



West Elevation

Proposed Site Section



1040/2.003 B

Proposed 3D Images



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Proposed 3D Images



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Proposed 3D Images



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Representations

- Fifty (50) objections received, raising the following material planning issues:
 - Impact on trees
 - Pavilion is too large and an eyesore
 - Loss of open space and views across the park
 - Increased pedestrian congestion
 - The building will be used only by a small group
 - Disruption during delivery and construction period
 - Loss of light/overshadowing
 - Loss of table tennis facilities
- A petition has also been received with two hundred and six (206) signatures, objecting to the location of the development.

Representations

- Eighty-three (83) representations in support received, based on the following material planning issues:
 - Improved sports, toilet and changing facilities
 - Well designed
 - Biodiversity improvements, and no loss of trees
 - Wheelchair accessible
 - Table tennis facilities are to be relocated within the park
 - No significant loss of area for play; there are other suitable areas within the immediate area
 - Most of the tennis courts would remain visible from the café.
- Three (3) comments received, raising the following material planning issues:
 - One building conjoining the café and pavilion would be preferable
 - Clarity is required on whether the facilities will be open to all

Key Considerations in the Application

- Principle of development – loss of Open Space; improved Sports Facilities
- Design and Appearance
- Impact on Amenities
- Impact on Arboriculture & Biodiversity
- Impact on Locally Listed Hove Park

Conclusion and Planning Balance

- Loss of small area of open space is acceptable, particularly given significant remaining space;
- Benefit of improvements to sports facilities must be given weight;
- Design and appearance is considered to be acceptable, with high-quality materials and green roof & wall to be secured by condition.
- Development is not within the root protection areas of any trees, would not result in any loss. Biodiversity improvements are included in the design.
- Neutral impact on the historic significance of Hove Park.
- No significant impact on the amenities of visitors to the park.
- Loss of views of some tennis courts is not a material planning consideration so cannot be given weight in the assessment.

Recommend: Approval

