
Site Address: Imperial Palace, 37 Belmont Grove, Havant, PO9 3PT
Proposal: Application for non-material amendment to APP/22/00379 relating to condition 2 replacement of railings to entrance ramp with brick.
Application Type: Non-material change
Application No: APP/23/00022 Expiry Date: 10/02/2023
Applicant: Co-operative Group Food Limited
Agent: Miss Morrison Case Officer: Graham Speller
 Pegasus Planning Group Ltd
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on a corner site where Belmont Grove meets Bedhampton Road and has recently been occupied by the Co op following extensive alterations and extensions but was formerly the Imperial Palace restaurant.
- 1.2 Whilst the surrounding area is primarily residential in character there is the Bedhampton Bowling Club and tennis courts in close vicinity.

2 Planning History

90/50093/001 - Retention of satellite dish on south (front) elevation., REF,15/04/1991

01/50093/006 - Single storey flat roofed extension to existing kitchen (South Elevation)- Revised application., PERM,20/11/2001

01/50093/005 - Single storey flat roof extension to existing kitchen (south elevation) and formation of garden furniture compound on west boundary, PERM,15/05/2001

00/50093/004 - Canopy to internal yard area to north/west., PERM,29/01/2001

98/50093/003 - Alterations to existing car park layout (part retrospective), PERM,24/11/1998

06/50093/007 - Extension to existing restaurant and extension to existing ladies toilet with new disabled access ramp., WD,18/07/2006

06/50093/008 - Single storey extension to bar/restaurant to front (east) and side (north) elevations, new disabled toilet and access ramp to north elevations, revision to car parking layout., REF,17/11/2006

APP/10/00518 - Retention of 1No. externally illuminated fascia sign to east elevation, 1No. externally illuminated and 1No. non-illuminated sign to south elevation and 2No. externally illuminated post signs to south and east boundary., PERM,01/11/2010

APP/20/00283 - Installation of plant equipment associated with proposed foodstore within external enclosure at the rear, northern side of the building., PERM,09/12/2021

APP/20/00316 - Change of use Class A3 (restaurant) to Class A1 (foodstore) with single storey side extensions and alteration to access. Request to discharge conditions 3 and 4 (received 30/05/2022)., PERM,09/12/2021

APP/21/00530 - Display of 2No. Internally Illuminated Co-op Logo; 1No. Non illuminated Welcome text; 1No. internally illuminated totem; 2No. non-illuminated sign posts; 6No. wall mounted banner frames; 1No. wall mounted vinyl sign; 3No. vinyl post mounted signs; 2No. vinyl laminate signs., PERM,09/12/2021

APP/22/00379 - Variation of condition 2 of Planning Permission APP/20/00316 relating to amendment to previously approved plans., PERM,19/08/2022

3 Proposal

- 3.1 Application for non-material amendment to APP/22/00379 relating to condition 2 replacement of railings to entrance ramp with brick. It was noted from a recent site visit that the alterations to the approved scheme have already been carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM19	(Small Shops outside Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

5.4 The approved development was to provide railings to the entrance ramp at the front of the store. The applicant's agent advises that it became necessary to replace the railings with an alternative treatment in order to comply with the Building Regulations as the originally proposed railings would leave gaps.

5.5 The height of the brick plinth was increased by approximately 920mm to enclose the ramp and provide handrails. It is considered that the change is minor in nature and would not affect the overall appearance of the building to any significant degree.

(iii) Effect on neighbouring properties

5.6 The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alteration to APP/22/00379 is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00022 subject to the following conditions:

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

PA16B - PROPOSED ELEVATIONS

PA17B - PROPOSED ELEVATIONS

Proposed Site Plan - Drawing No. PA11

Proposed Ground Floor Plan - Drawing No. PA13

Details attached to the email dated 7 July 2022.

Reason: - To ensure provision of a satisfactory development.