
Site Address: 23-25 Belmont Grove, Havant, PO9 3PU
Proposal: Retention of a storage container for a maximum period of 9 months.
Application Type: Full Planning Permission
Application No: APP/22/00975 Expiry Date: 06/03/2023
Applicant: Mr Carvalho
Agent: Edward Caush Case Officer: Jenni Price
 Edward Caush Associates
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

23-25 Belmont Grove, Havant, PO9 3PU

- 1.1 23-25 Belmont Grove is a two storey building forms part of a parade of shops within Bedhampton. Residential properties are located on the first floor. To the north and east are residential properties. To the west lies a Chinese restaurant.

2 Planning History

GEN/21/01055 - New premises license application, ,18/10/2021 13:24:14
GEN/21/01056 - Does one internal door between commercial premises remain as two separate premises or become one premise?, ,18/10/2021
APP/21/01082 - Retrospective application for the erection of 1.65m perimeter metal fencing to outside seating area., PERM,10/12/2021

3 Proposal

Retention of a storage container for a maximum period of 9 months. The storage container is located behind a 2m high wall that fronts Belmont grove and is sited next to an access that leads to a row of garages.

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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received

Councillor Liz Fairhurst - Bedhampton

No comments received

Councillor Mark Inkster

No comments received

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: 10

Number of site notices: At least one site notice exists - check the number.

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 and as such the principle of development is considered acceptable subject to the usual development control criteria.

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

The container is located on the southern side of Belmont Grove to the rear of a parade of shops and sited behind the boundary wall that fronts the highway. Whilst part of the container can be seen from the highway it is mainly screened by the wall to the northern side and fencing to the east and west of the site. It is worth noting that the location of the container leads to a row of garages. It is considered that the proposed container would not have a detrimental impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The nearest residential properties affected are no's 4 – 10 Belmont grove which are located opposite and no. 19 which is located on the same side as the container.

Due to the location of the container and the distance of the nearest properties opposite it is not considered to have a negative impact upon the residential amenities of the neighbouring properties. It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

The proposed container would provide additional storage for the existing shop at 23-25 Belmont Grove and would behave an acceptable impact on the character and appearance of the area.

As the application is for the retention of the container for a period of 9 months it is recommended that permission should be subject to a condition that the container is removed on or before 31st October 2023 unless otherwise agreed in writing by the Local Planning Authority.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT permission for application APP/22/00975 subject to the following conditions

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

Location plan 111 03 A
Proposed block plan 201 07
Proposed elevations 010 09A
Proposed ground floor plan 003 06C

Reason: To ensure provision of a satisfactory development.

- 2 This permission shall be for a limited period expiring on **31st November 2023**, on or before which date the storage container shall be permanently removed from the site and the land shall be restored to its previous use unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The container **is** of a type not considered suitable for permanent retention and having due regard to Policy CS16 of Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.