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|-----------------|-----------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Bedhampton Social Hall, 21 Bedhampton Road, Havant,<br>PO9 3ES                    |               |              |
| Proposal:       | Single storey extension to south elevation to create new bar and<br>storage area. |               |              |
| Application No: | APP/17/00003                                                                      | Expiry Date:  | 02/03/2017   |
| Applicant:      | Mr Bee<br>Bedhampton Social Hall                                                  |               |              |
| Agent:          | Mr Bone<br>PWP architects                                                         | Case Officer: | Lewis Oliver |
| Ward:           | Bedhampton                                                                        |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

Bedhampton Social Hall is a detached single storey building, with an associated car park. To the north, east and south of the building are residential properties. The boundary treatment between the application site and the closest residential property to the south, 23 Brunswick Gardens is a 1.8metre closed boarded fence. To the west of the site is a Volvo car dealership.

## **2 Planning History**

90/53571/001 - Erection of 'V' board sign at corner of Bedhampton Road and Brunswick gardens., DIS,  
04/53571/004 - Provision of 6 additional parking spaces to the south of the Social Hall., PERM,01/06/2004  
04/53571/005 - Erection of single storey storage building to south west of Social Hall., REF,02/06/2004  
05/53571/006 - Erection of single storey storage building to south west of Social Hall. (Revised Submission)., PERM,14/04/2005  
90/53571/000 - Demolition of existing buildings, erection of new Community Social Hall and Public Conveniences and ancillary works including additional car parking area., PERM,  
99/53571/003 - Demolition of existing and construction of new social hall, PERM,25/11/1999  
APP/10/00818 - Advertisement., UNK,  
97/55130/001 - Temporary change of use of land to storage of new vehicles, TPP,19/08/1997  
APP/13/00710 - Discharge of Condition No/s 7, 12, 13 and 19 of Planning Permission APP/12/01105., ,11/10/2013  
APP/15/00606 - Discharge of Condition Nos 5, 6 and 9 of Planning Permission APP/14/00008. , PERM,21/08/2015

## **3 Proposal**

Single storey extension to south elevation to create new bar and storage area.

#### **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  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

**Building Control, Havant Borough Council**  
No comments.

**Crime Prevention -Minor Apps**  
No response

**Economic Development, Regeneration & Development**  
No response

**Environment Agency**  
No Objection

**Environmental Health Manager, Community Group**

I have read through the documentation provided by the applicant and have no objection to the proposed single storey extension. I would however ask that the following informative's be added to any approval that may be granted.

Informative's:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place,

to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution.

**FAO Estates Manager, Corporate Group**

With reference to APP/17/00003 I confirm that the Estates Team has no objection to the proposed development.

**FAO Mr P Marshall, Development Engineer**

The Highway authority have no adverse comment to this application

**Portsmouth Water Company**

No Objection

**Southern Water**

Request an informative be placed on the permission to advise of the need that a formal application for connection to the public sewerage system is required.

**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: 22

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

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                       | Officer Comment                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| With regards to application we are concerned due to the close proximity to our property there will be a noise factor from both the exterior door and windows of the extension not being attached to the sound monitoring system as discussed with Mr L Oliver | Dealt with under section 7.1 (iii) |

**Summary:**

**Comment:**

## **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.

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

The development by virtue of its size, scale, massing and design is not considered to have a significant adverse impact on the character and appearance and appearance of the existing property or that of the immediate and surrounding area.

(iii) Impact upon residential amenity

The development by virtue of its layout, size and scale is not considered to have a significant adverse impact on the amenities of neighbouring properties in relation to loss of sunlight/daylight, overlooking or overbearing impact.

Concern has been raised from the closest neighbour regarding potential noise from the extension. The existing hall is fitted with a sound monitoring system to cut power to sound systems if doors are opened or if sound levels rise above the existing agreed level. All the windows and doors are fixed shut so a full ventilation system was designed at the time of the original construction. As the bar area is effectively an extension to this sound monitored space, any new windows, including the rooflight would be secured shut, as indicated on the submitted plans. Furthermore construction methods since the halls construction in 2000, have improved significantly in relation to sound, passage of heat and air tightness. Overall given these measures it is considered that the development would not result in a significant adverse impact on the amenities of neighbouring properties with regard to noise.

## **8 Conclusion**

The development is not considered to have a significant adverse impact on the character and appearance of the property or the immediate surrounding area. Furthermore the development is not considered to have a significant adverse impact on residential amenity, given the noise mitigation measure that are outlined in both the submitted plans and the Design & Access Statement

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00003 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site & block plan - 5365 1100 rev B  
GDF, Proposed floor plan- 5365 1201 rev B  
Existing GDF 5365 1200  
Proposed elevations - east & west 5365 1300 rev B  
Proposed elevations - north & south 5365 1301 rev B  
Proposed roof plan - 5365 1202 rev C  
**Reason:** - To ensure provision of a satisfactory development.