
Site Address: 23-25 Belmont Grove, Havant, PO9 3PU
Proposal: Installation of a storage container on site (Retrospective).
Application Type: Retrospective Planning Permission
Application No: APP/23/01068 Expiry Date: 17/04/2024
Applicant: Mr P Carvalho
Agent: Edward Caush Case Officer: Joseph Toole
Edward Caush Associates
Ward: Bedhampton

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

23-25 Belmont Grove is a two storey building which 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 supermarket.

2 Planning History

APP/21/00791 - Retrospective application for installation of storage container. PERM 14/10/2021

APP/22/00975 - Retention of a storage container for a maximum period of 9 months., PERM, 10/02/2023

3 Proposal

Installation of a storage container on site (Retrospective).

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)

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

5 **Statutory and Non Statutory Consultations**

Councillor D Guest

No Comment.

Councillor Liz Fairhurst - Bedhampton

No Comment.

Councillor Phillipa Gray

No Comment.

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: 30

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 7 (3 objections, 4 supports)

Comment	Officer Comment
Objections	
The container is an eyesore	Please see Section 7.
Devaluing our property	This is not a material planning consideration
The shop is being used as a restaurant and storage should have been considered initially	Noted
APP/21/00791 and APP/22/00975 state the design and appearance of the container is not considered to be appropriate to its setting as a permanent feature in the interests of the character and appearance of the area" so what has changed?	The position remains the same therefore planning permission for the container would be on a temporary basis
The container has how been in position for nearly 3 years which should have been sufficient time to arrange a suitable permanent solution and not just keep on getting planning extensions.	Please see Section 7.

The appearance and condition of this container has deteriorated over the 3 years so is worse now. Existing forecourt is a land grab Permanent installation of the storage container is not appropriate In poor condition and detracts for the appearance of the premises Elevations do not look correct	The area in question is not within the Council's or County's ownership Planning permission for the container would be on a temporary basis Please see Section 7. From a site visit the elevations are considered to be correct
Supports The storage unit was sold subject to the condition then the arson happened Contents of the building stored in the unit Support this local business Can be classed to reduce its present on site	Noted

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

7.1 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

- 7.2 It is noted there has been two previous temporary permissions for the container. The first granted on 14/10/2021 until 01/11/2022 and the second granted on 10/02/2023 until 31/11/2023. Whilst the container should have been removed there has been some extenuating circumstances; the cafe on the application site suffering from an arson attack which badly affected the ground floor area. The premises are now the subject of a refurbishment with the remaining cafe furniture and equipment being stored in the container. Once the refurbishment has been completed which is likely December 2024 the container will not longer be of use.
- 7.3 The storage container has dimensions of approximately 6 metres width by 3 metres depth and 3 metres height. 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 as such it is not considered to appear harmfully prominent in the streetscene. Whilst the form of the container is not particularly in keeping with this residential street, the temporary nature of the permission makes this acceptable on a temporary basis only.
- 7.4 The design and appearance of the proposal on a temporary basis is deemed appropriate in context to the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 The container partially blocks a first floor window above the ground floor unit however the applicant has confirmed that this window is a stairwell window and is a residential flat belonging to the owner. Given the temporary nature of the container, and space served by this window being a stairwell this is judged to be acceptable. The container is not judged to result in harm to residential property above.
- 7.6 The other nearest residential properties affected are no's 4 – 10 Belmont grove which are located opposite and No.19 to the rear of the site. 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 in accordance with Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed container would continue to provide additional storage for the existing shop at 23-25 Belmont Grove and is not considered to have adverse impact on the character and appearance of the area due to its permission only being for a temporary period.
- 8.2 As the application is for the retention of the container until likely December 2024 it is recommended that permission should be subject to a condition that the container is removed on or before 11th April 2025 (1 year from permission) unless otherwise agreed in writing by the Local Planning Authority. This is because the container is of a type not considered suitable for permanent retention due to its size, design and placement.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT TEMPORARY PERMISSION** for application APP/23/01068 subject to the following conditions

- 1 This permission shall be for a limited period expiring on **11th April 2025**, 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.

- 2 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 01
Proposed Ground Floor Plan - 003 06 REV C
Proposed Elevations - 010 10 REV A
Cover Letter

Reason: To ensure provision of a satisfactory development.