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|-----------------|-------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 8 Bedhampton Road, Havant, PO9 3EY                                      |               |             |
| Proposal:       | Retrospective planning application for electric vehicle charging point. |               |             |
| Application No: | APP/21/00739                                                            | Expiry Date:  | 01/09/2021  |
| Applicant:      | Mr A Booth                                                              |               |             |
| Agent:          | Mr Walker                                                               | Case Officer: | Tina Pickup |
|                 | Parkers Design                                                          |               |             |
| Ward:           | Bedhampton                                                              |               |             |

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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## **1 Site Description**

Number 8 Bedhampton Road is a semi detached property located on the north side of Bedhampton Road (the B1249), at an elevated position relative to the road. Numbers 2 to 10 take vehicular access off Ingledene Close which leads to a shared parking area located to the east of number 2. The red lined application site relates to the dedicated parking area serving number 8, which is approximately centrally sited within the overall parking area and removed from the main house. The area is much higher than the Bedhampton Road with retaining wall to the pavement below. A new recycled plastic picket style fence has been erected above the retaining wall to enclose number 8's parking area - but its height at approximately 1m matches a previous fence and as such does not require planning permission.

The application parking area has a concrete hard surface and can accommodate up to 3 cars. A green Scottish & Southern Electric cabinet has been erected within the parking area abutting the new picket fence with 2 electric charging points to its west and an standard outdoor 3 pin plug to its east. The 3 pin plug is permitted development, but the 2 electric charging points require planning permission because they are sited within 2m of a highway (Schedule 2, Part 2, Class E of the Town and Country Planning (General Permitted Development) Order 2015 as amended).

## **2 Planning History**

None relevant

## **3 Proposal**

Retrospective planning application for electric vehicle charging point.

## **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)

Submission Version Havant Local Plan  
IN3 (Transport and parking in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

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

**Southern Water**  
No objection

## **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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b> | <b>Officer Comment</b> |
|----------------|------------------------|
| None received  |                        |

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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The provision of electric charging points to enable low carbon transport and use of electric cars is supported by Government and to be encouraged. Emerging policy IN3 Transport and Parking supports Electric Vehicle Charging infrastructure.

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

- 7.3 The two electric charging points are small units mounted on the replacement fence. They face north into the parking area and are not visually obvious from the Bedhampton Road to passers by. The replacement fence has tidied the site and resulted in a visual improvement. The small scale and discreet siting of these electric charging points are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the development does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The electric charging points are sufficiently removed from any residential dwelling to have no impact. Accordingly the development is considered compliant with Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection have been received.

**8 Conclusion**

- 8.1 The scale, siting and design of the electric charging points have limited and acceptable impact on the appearance of the area and neighbours and are therefore considered to be acceptable for retrospective planning permission. In principle the provision of electric charging points is supported and encouraged. Since the development is in place, no conditions are considered necessary.

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**9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00739