
Site Address: 23 Belmont Grove, Havant, PO9 3PT
Proposal: Retrospective application for installation of storage container.
Application No: APP/21/00791 Expiry Date: 06/10/2021
Applicant: P Carvalho
Agent: Edward Caush Case Officer: Selina Donophy
 Edward Caush Associates
Ward: Bedhampton

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

23 Belmont Grove is a two storey building which recently gained prior approval to become a cafe and 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 former pub, which is now a Chinese restaurant

2 Planning History

97/59635/000 - Change of use of existing class A1 shop premises to class A3 hot food takeaway and erection of garage to rear, REF,19/06/1997

97/59635/001 - Change of use of existing class A1 shop premises to class A2 financial services office, PERM,30/09/1997

APP/19/01117 - Prior notification for change of use from a retail use (class A1/A2), betting office, pay day loan shop or casino to A3 restaurant/cafe use, subject to prior approval covering noise impacts, odour impacts, waste handling, opening hours, transport and highways impacts; and whether the change of use is desirable in terms of its impact on services or key shopping areas; additionally any operational development necessary for conversion is subject to prior approval of ventilation and extraction and storage of waste., PAYA,23/12/2019

3 Proposal

Retrospective application for installation of storage container.

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)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
Objection received in relation to seating area and boundary with planters . Representee was not made aware that the unit was to be a cafe.	The applicant has been advised that planning permission would be necessary for the boundary treatment above 1 metre fronting the highway.

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
- (iv) Parking

(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. This is a retrospective application.

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

- 7.2 This proposal comprises a storage container located to the rear (north east) of the premises of no 23 which has already been placed on site. The use of the container would be for the temporary storage of external tables and chairs sited on the patio area to the side of the cafe including both the heavy and lightweight furniture due to lack of internal space within no 23 whilst the applicant seeks to expand the cafe into no 25 Belmont Grove, the attached unit. Once the applicant has acquired this additional space, the proposal is to store the heavy furniture externally and the lightweight furniture internally as there would be more space, therefore removing the need for the storage container.
- 7.3 The storage container has dimensions of approximately 6 metres width by 3 metres depth and 3 metres height. It is located to the rear of the unit . It is visible from the road although does not rise above the fence line by an excessive amount . It is mainly hidden behind the building and does not 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.

(iii) Impact upon residential amenity

- 7.4 The container would partially block 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 nearby residential properties.

(iv) Parking

- 7.5 It is noted that the entrance to the side of the site provides access to the rear to the other units along Belmont Grove. The container would not obstruct access to the rear and no objections have been received in relation to parking issues to the rear area.

8 Conclusion

- 8.1 The container used for storage of cafe furniture is subject to temporary permission expiring 1st November 2022. The use of the container is reliant upon the conversion of no 25 into one unit , however the applicant should be aware the container should be removed after 1 year regardless of this taking place. It is recommended that permission should be subject to a condition that the container is removed on or before 1st November 2022 unless otherwise agreed in writing by the Local Planning Authority.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/21/00791

subject to the following conditions

- 1 This permission shall be restricted to a temporary period expiring on 1st November 2022. The storage container hereby permitted on a temporary basis shall be permanently removed from the site within one month of that date.

Reason: 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 and this permission is therefore time restricted having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drawing No. 18:2083:(2-)111 03 Location plan uploaded on the 26.07.2021

Drawing No. 18:2083:L(2-)10 09 Rev A Existing elevations uploaded on the 17.08.2021

Drawing No. 18:2083:L(2-)003 06 Rev A Ground Floor Plan as Existing uploaded on the 17.08.2021

Agent cover letter dated 12th July 2021 uploaded on the 26.07.2021

Images 1,2 and 3 all uploaded on the 11.08.2021

Reason: - To ensure provision of a satisfactory development.