
Site Address:	100 Bedhampton Road, Havant, PO9 3EZ		
Proposal:	Refurbish entrance and provide new ramp access.		
Application No:	APP/13/00779	Expiry Date:	04/10/2013
Applicant:	Mr & Mrs M Cottrell	Team:	Team 1
Agent:	Mrs W Miles	Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site a large two storey detached building used as a NHS dental practice. The property is located on the corner of Bedhampton Road and Lester Avenue. The front of the site is made up of a parking area for the dental surgery, with additional parking to the rear of the building. The site benefits form vehicular access onto Lester Avenue.

The area is made up of a mix of uses including residential and retail, comprising of various style and size properties.

2 Planning History

APP/11/00245 - Single storey rear and side extension with part first floor and replacement front porch. Not proceeded with 26/04/2012.

APP/12/01325 - Single storey rear extension incorporating parapet, following demolition of existing lean to. Approved - 02/04/2013.

APP/13/00614 - Application for non-material changes to APP/12/01325 in relation to roof material, rear door, alignment of first floor extension with wall and low level enclosure to rear. Approved - 05/08/2013.

3 Proposal

Planning permission is sought for the removal of the existing enclosed porch and the erection of a replacement open porch canopy with disabled access ramp.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 18

Number of site notices: Not applicable.

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) Appropriateness of design and effect on the character of the promenade
- (iii) Effect on neighbouring properties

(i) Principle of development

The site is within the settlement area of Havant therefore the proposed development is acceptable in principle subject to other material planning considerations.

(ii) Appropriateness of design and effect on the character of the promenade

The removal of the existing enclosed porch and replacement with an open porch canopy, with disabled access is a low key form of development and would not materially alter the appearance of the building or appear dominant or intrusive within the street scene. It is therefore considered that the development would accord with the principles and objectives of policy CS16 of the Havant Borough, Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

The replacement entrance porch and new disabled entrance would have no impact on the residential amenities of any adjoining property.

8 Conclusion

The proposal complies with the policies in section 4 of this report, it is therefore recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00779

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.

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 2012.

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

Location Plan - Drawing No. 6132-FP08

Plan and Front Elevation - Drawing No. 6132-DP/1 01

Proposed Visuals - Drawing No. 6132-DP/1 03

Proposed Front Elevation - Drawing No. 6132-DP/1 02

Proposed Side Elevations - Drawing No. 6132-DP/1 04

Reason: - To ensure provision of a satisfactory development.