

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension to dental practice.
LOCATION:	100 Bedhampton Road, Havant, PO9 3EZ
REFERENCE NO:	APP/26/00253
APPLICANT:	Ms Robyn Derrick
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	22/05/2026
APPLICATION EXPIRY DATE:	09/06/2026
WARD:	Bedhampton
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site relates to an existing dental surgery (Class E (e) use) located to the north side of Bedhampton Road, on the junction with Lester Avenue. The main surgery building is a two storey former dwelling finished in cream painted render and white uPVC fenestration beneath a hipped plain tile roof. This has previously been extended to the rear at single storey under APP/12/01325 in matching cream render with a flat roof. Customer vehicular and pedestrian access is via an existing dropped kerb from Lester Avenue, leading to a front forecourt which has been hardsurfaced for the parking of customer cars. There is a second dropped kerb and vehicular access to a parking court at the rear of the site, also from Lester Avenue, which is for staff use only. Within the staff car park there is a large blue painted metal container currently used for additional staff facilities. As noted in the report for APP/23/01035, no permission has been sought for the container and its location breaches previous conditions relating to car parking. The boundary around the staff car park is comprised of 1.8m high close-boarded fencing, which lowers in height forward of the building line to 1.5m facing Lester Avenue and Bedhampton Road. An approximately 2m high hedge separates the customer parking from the adjacent residential dwelling at No.102.
- 1.2 The area immediately surrounding the application site is a mixture of commercial and residential. To the north, south, and west there are detached two storey dwellings with associated parking set within relatively generous plots. To the east is the defined Bedhampton Local Centre, which is generally comprised of two storey buildings with Class E uses at ground floor and flats above. The application site is therefore on the edge of a residential area, but immediately adjacent, and grouped with a mixed Local Centre. Bedhampton Road is a classified road (B2149) and there are double yellow lines on the corner with Lester Avenue, however the majority of Lester Avenue has no parking restrictions. There is a bus stop in front of the Class E units and on the opposite side of Bedhampton Road serving the 23 and 737 buses. Bedhampton Station is approximately 400m to the east.

2. **Planning History**

[Planning Application - APP/23/01035](#)

First floor rear extension to accommodate 2No. additional dental suites. PERMIT 23/04/2024.

Officer Comment

This permission in part has been implemented, although the first floor addition has not been built.

[Planning Application - APP/13/00779](#)

Refurbish entrance and provide new ramp access. PERMIT 24/09/2013.

[Planning Application - 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. PERMIT 05/08/2013.

[Planning Application - APP/12/01325](#)

Single storey rear extension incorporating parapet, following demolition of existing lean-to. PERMIT 02/04/2013.

06/68193/001. Change of use to dental surgery (Class D1), with staff and visitor car parking accessed from Lester Avenue. PERMIT 11/07/2006.

3. **Proposal**

Single storey rear extension to dental practice.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS4	(Town, District and Local Centres)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

County Highways Team

The Highway Authority wishes to make the following comments.

The applicant is seeking consent for a rear extension to an existing dental practice providing a large staff room along with locker and changing room. The proposed change/extension does not lead to an increase in the number of practice rooms on the premises.

Given the above the Highway Authority are satisfied that this would not have any detrimental impact on the wider highway network.

Recommendations

These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, **the Highway Authority have no objection to the proposals.**

Environmental Health

Environmental Health has no objection to the proposals. It is requested that the following conditions managing construction activities are included, should permission be granted.

Prior to commencement of the development, a Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. The development shall be carried out in accordance with the approved plan. The plan shall include measures for:

- the control of noise and vibration emissions from construction activities
- the control of dust from construction activities
- measures to reduce mud deposition offsite from vehicles leaving the site and must include the following controls:
 - Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays
 - No burning of waste materials

Reason: to protect the amenity of nearby residents

Officer Comment

The agent has confirmed that they agree to the recommended pre-commencement condition.

Councillor Liz Fairhurst

No comments received.

Councillor Philippa Gray No comments received.
Councillor Michael Lind No comments received.

6. **Publicity and 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: 19

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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) Highways and parking
- (v) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site lies immediately adjacent a Local Centre where policy CS4 and AL3 would support uses that promote the vitality and viability of the local centre. Whilst not actually within the local centre, so these policies are not directly relevant, nevertheless it is recognised that the dentist use complements the adjacent commercial uses and would result in some combined trips.

7.3 The proposed investment and expansion of an existing local health facility in a sustainable location is generally supported by policy CS1.

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

- 7.4 The proposal comprises a further flat roofed single storey rear extension to the rear of the property. The extension would contain dedicated staff facilities and would be accessible from both the existing internal hallway and a new ramped access from the staff car park. The existing plans show that an additional consulting room, approved under APP/23/01035, that replaced the original staff area has been implemented but a first floor addition to provide new staff facilities was never carried out.
- 7.5 The extension would be approximately 6.2m long and 8.m wide and would be situated immediately behind the existing single storey extension, aligning with the eastern side wall and stopping approximately 5.6m short of the west boundary. It would be similar in appearance to the existing rear extension, with a parapet roof to a height of approximately 3.16m, matching render, and similar style fenestration. Whilst it would extend the profile of the building when seen from Lester Avenue to the east it would maintain a separation distance of approximately 1m to this boundary and would be no taller than the existing extension. It is noted that the extension would be in approximately the same location as the blue container and a condition has been included recommending that the container be permanently removed prior to the extension being brought into use. Access to the extension would be from an internal waiting area and from the rear car park. A disabled access ramp to the new external door would be set behind the extension so that it would not be visible from the public realm.
- 7.6 Overall, in street scene terms, the proposed addition would be similar in height and general appearance to the existing rear extension design and would not be inappropriate to the scale of development in the immediate vicinity. As such it is not considered that any harm to the character and appearance of the area would result from the development, which would meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.7 The residential dwelling to the west, No.102, is a substantial two storey detached property with a gable end facing the application site. The dwelling is approximately aligned with the original two storey building on the application site and has a small first floor side window in the front half of the side gable. There is a detached garage sited close to the shared boundary approximately level with the existing rear extension. The proposed extension would be offset from the shared boundary by approximately 5.6 m and would be at single storey only. The impact to No.102 is therefore considered to be limited and acceptable.
- 7.8 No.1A Lester Avenue to the rear of the site is another large two storey detached property, the garage of which is situated near the shared boundary between No.1A and the host property. The proposed extension would be forward of the front of No.1A, facing the hardstanding at the front of the property, and approximately 8.5m from the shared boundary. As such the proposal would not result in any loss of light, outlook, or privacy to No.1A and is considered to be acceptable.
- 7.9 Overall it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways and parking

- 7.10 The Havant Borough Council Parking SPD (2016) requires 3 parking spaces per consulting room and one short stay cycle stand per consulting room as well as 1 long stay cycle stand per 6 staff. This would equate to a total provision of 18 parking spaces, 6 short stay cycle stands, and 2 long stay. The proposed plans indicate that 8 spaces, including 1 disabled space would be provided for customers at the front of the site and a further 6 tandem parking spaces would be provided at the rear for staff. 3 hoop racks for customer use and 2 for staff use would also be provided. Hoop racks typically accommodate 2 cycles per hoop, resulting in a total provision of 6 short stay and 4 long stay cycle spaces. Whilst this is in excess of the cycle provision required, there is an overall shortfall of 4 spaces for vehicles and a Highways Technical Note has been submitted to justify this. Noting that the application site has good access to public transport and that some on street parking is available within Lester Avenue the proposal is considered to be in accordance with Policy DM14.
- 7.11 With respect to the blue container currently on site being used as a staff room, this would no longer be needed upon completion of the extensions as a new staff room would be provided internally. It is however considered essential that the container is removed from site before the extensions are first brought into use, to ensure the full parking provision is available on site and a condition to this effect is recommended.

(v) Biodiversity Net Gain

- 7.12 It is noted that this application meets the de minimis exemption requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. The intensification of use of the site and increased parking demand has been adequately demonstrated to be largely managed on site and it is considered that any overflow parking would have minimal impact on highway safety or amenity. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00253 subject to the following conditions

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

Block and Location Plan 9967-100 A
Proposed Site Plan 9967-107 D
Proposed North & South Elevations 9967-108 A
Proposed East & West Elevations 9967-109 B
Proposed Ground Floor Plan 9967-110
Proposed First Floor Plan 9967-111
Proposed Roof Plan 9967-112 C
Highways Technical Note by Motion dated 03 July 2026
Design & Access Statement dated 01 March 2026

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The development hereby permitted is not to be carried out in addition to or in combination with the permission granted on 23 April 2024 under reference APP/23/01035 but only as an alternative thereto, and in the event of that permission being implemented the permission, notice of which is hereby given, shall cease to have effect.

Reason: In the interests of the amenities of the area and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

PRIOR TO COMMENCEMENT

- 5 Prior to commencement of the development, a Construction Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plan. The plan shall include measures for:

- The control of noise and vibration emissions from construction activities;
- The control of dust from construction activities;
- Measures to reduce mud deposition offsite from vehicles leaving the site;

and must include the following controls:

- Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays;
- No burning of waste materials

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

PRIOR TO FIRST USE

- 6 The existing blue container on site shall be permanently removed prior to the development hereby permitted being first brought into use.

Reason: In the interests of highway amenity and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The hereby approved cycle stands, and car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be installed and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.