DELEGATED OFFICER REPORT

PROPOSAL	**Extension to the club room for social use on eastern side and extension to form new disabled and ladies' toilet facility on northern side**
LOCATION:	The Bellair Club, 2 Bellair Road, Havant, PO9 2RG
REFERENCE NO:	APP/25/00860
APPLICANT:	Mr Dave Wright
APPLICATION TYPE:	Full planning permission

CONSULTATION EXPIRY DATE: 01/05/2026

APPLICATION EXPIRY DATE: 14/01/2026

WARD: St Faiths

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

This application site comprises a detached, single storey building located on the east side of Bellair Road. This property has a tiled, barn hip roof with mock Tudor detail. The site forms a bowls club and is located just outside of the Town Centre boundary.

The site is located within Flood Zone 1.

2. Planning History

N/A

3. Proposal

Extension to the club room for social use on eastern side and extension to form new disabled and ladies' toilet facility on northern side.

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 & Wellbeing)
CS16 (High Quality Design)
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)

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

5. Statutory and Non Statutory Consultations

Civil Engineering (CELT)

No response received

Building Control

No response received

Ecologist

The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, online imagery, and GIS mapping. I am content that the proposed works are unlikely to result in significant ecological impacts. I am content that the works to the existing cedar-clad structure would not be likely to result in impacts to e.g. protected species. Similarly, the new extension to the eastern elevation is unlikely to result in ecological impacts.

With respect to Biodiversity Net Gain (BNG), I should highlight that the de minimis exemption relates to impacts of 25m2 or less of habitats with a value (as measured by the Statutory/Small Sites BNG Metric) greater than zero. From my review of site imagery, it appears that the proposed development will take place on existing hard surfacing and would therefore affect no areas of vegetation. On that basis, I am content to agree that a de minimis exemption from BNG is appropriate

Environmental Health

The proposed plans include new external plant (cellar cooler units) on the flat roof of the proposed extension; this introduces a noise source with potential to adversely affect nearby residents.

As such, it is necessary to impose a planning condition requiring the submission of a Noise Impact Assessment and the application of an appropriate noise limit to ensure that noise emissions from the plant remain below typical background sound levels and do not result in unacceptable harm to residential amenity.

Hours of construction should be restricted to prevent adverse noise impacts to nearby residents at sensitive times.

The following conditions are recommended.

Plant noise assessment
No fixed external mechanical plant or equipment associated with the development hereby approved shall be installed until a Noise Impact Assessment, prepared in accordance with BS 4142:2014+A1:2019, has been submitted to and approved in writing by the Local Planning Authority.
The assessment shall consider the cumulative noise rating level from all fixed plant operating simultaneously under worst-case conditions and shall demonstrate that the resulting rating level does not exceed a level of at least 5 dB below the representative background sound level (LA90,T) when assessed at the nearest noise-sensitive receptors, in accordance with BS 4142:2014+A1:2019.
Where necessary, the assessment shall specify mitigation measures required to achieve compliance. Any approved mitigation measures shall be installed prior to the first operation of the plant and shall be retained thereafter.
Reason: To protect the amenities of nearby residential occupiers

Construction Hours
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

Reason: To ensure that the amenities of the area are
not detrimentally affected by the construction of the site outside reasonable working times

Case officer comment: The applicant has since removed the units from the flat roof and is now retaining the existing units at ground floor level. It is understood that the existing units are already located at ground floor level. This is now shown on a set of updated plans. Further Environmental Health comments have been subsequently received below :

I am satisfied that the updated plan negates the need for a noise impact assessment.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		26.03.2026	21.04.2026	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 101
Number of representations received: 2 Objections

I welcome the addition of a toilet with disabled facilities which will be helpful for those using the building, but I am concerned about the two cooling units on the roof on the eastern extension. This extension is very close to existing residential properties at the rear, a block of flats and houses to the east. There is no information in the planning application regarding noise from these cooling units on the new flat roof or how often they will run or when they will be turned off in the evening and not being run overnight. There could be a problem with noise disturbance from these units, particularly in the summer months when windows are open, for those living nearby during late evening and at night, if the use of these units is not controlled. Further comment received following readvertisement: There is still no Noise Impact Assessment on the file.
As a local resident I wish to object on the grounds of potential noise pollution from the flat roof cooling system. I am concerned that no mention at all of this was made in any documentation prior to the issue being raised on here by another resident. This demonstrates to me that the club, which is having many more social events than in years gone by, with music and noise in a residential area is not being the most considerate neighbour. This is a shame as in the past the club was very solicitous with its neighbours and notified surrounding houses with leaflets through the door of any forthcoming events that would involve lots of people. These were occasional - and of course it is nice to see and hear people having fun. However it does appear now that the club is becoming more of a social club than bowls(?) and due to number of members/guests/family/friends… parking is often an issue for residents when the club has events. Cars are sometimes parked illegally also when their events are busy. I am hopeful that these proposed works will not be too disruptive for the local area and obviously recognise disabled access is a must... However the ongoing noise from any machinery on the flat roof must be thought through and hopefully the club will see this as an opportunity to reflect, understand and improve their gradually increasing impact on the immediate, very quiet, mostly aged residential community.

Case Officer comments: Noise Impact concerns are noted and are addressed in Section 7.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

(i) Principle of development
(ii) Impact upon the character and appearance of the area
(iii) Impact upon residential amenity
(iv) Biodiversity Net Gain
(v) Parking and highways

(i) Principle of development

7.1 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

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

7.2 This proposal comprises a single storey extension to the east elevation of the existing building allowing for an increased social functions area as well as an extension to the north elevation allowing for a disabled access and ladies' toilet.

7.3 The proposed extension would have dimensions of approximately 8.4 x 6.7 metres with a mono ridged roof with an eaves height of approximately 3.2 metres and a ridge height of approximately 4.5 metres. This space would create an open plan social area with windows located to the north elevation .

7.4 The proposed toilet extension would have dimensions of approximately 5.6 x 2.9 metres and would form a ladies' toilet and a disabled access toilet which would be served by a ramp. The existing ladies' toilet would now form a gents' toilet. There would be a high-level window to the west elevation serving the disabled access toilet. A ramp would also be added to access the existing conservatory. The existing store would be removed, with the shelter and flagpole relocated within the site. Proposed materials include cedral cladding boards to match existing.

7.5 The proposed extensions would have a reasonable footprint, which would be accommodated within the site without resulting in overdevelopment, noting the scale of the existing building and plot size in which it is located. The proposed materials would be in keeping with existing and the proposal is generally considered to be a subservient addition.

7.6 Overall, the design and appearance of the proposal is deemed appropriate in context of the main building 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

7.7 To the east of the application site is the rear garden of no 10 Oaklands Road. There is an established use of the site which is used for social purposes within the bowls club. The proposed extension to the east would bring the building line close to the shared boundary with no 10, however this would border the end of the rear garden, away from the main dwelling of no 10 and is not considered to result in any harm to the amenity of this property.

7.8 To the south of the application are the rear of nos 1-15 Bernard Powell House. There are some existing storage sheds located to the rear of the flats which separate the sites and the proposed extension would be set at single storey level, thereby the proposed extension is not considered to result in any overbearing impact to these properties. The impact is considered to be acceptable.

7.9 The toilet extension would be sited away from residential dwellings. In addition, the cooler units that were previously proposed to be placed on the flat roof have now been removed from this proposal. The existing units would be placed at ground height as they currently remain. For this reason, the comments initially made by Environmental Health to supply a Noise Plant Assessment have now been updated and this is no longer a requirement.

(iv) Biodiversity Net Gain

7.10 This proposal has been reviewed by Havant's Ecologist who has made the following comments:

The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, online imagery, and GIS mapping. I am content that the proposed works are unlikely to result in significant ecological impacts. I am content that the works to the existing cedar-clad structure would not be likely to result in impacts to e.g. protected species. Similarly, the new extension to the eastern elevation is unlikely to result in ecological impacts. With respect to Biodiversity Net Gain (BNG), I should highlight that the de minimis exemption relates to impacts of 25m2 or less of habitats with a value (as measured by the Statutory/Small Sites BNG Metric) greater than zero. From my review of site imagery, it appears that the proposed development will take place on existing hard surfacing and would therefore affect no areas of vegetation. On that basis, I am content to agree that a de minimis exemption from BNG is appropriate.

7.11 For the reasons stated above there are no ecological issues, with the proposal exempt from BNG.

(v) Parking and highways

7.12 There are parking spaces serving the site adjacent with the junction with East Street. Whilst it is noted that the proposed use of the extension is for social functions, the proposal site is in a very accessible location, close to the town centre where there is the bus station (0.5km from the site) and train station (0.54km from the site). There is also availability for on street parking

in the immediate vicinity. For the reasons outlined above, this proposal is not considered to result in any highways or parking issues.

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the locality and in parking terms and is therefore considered to be appropriate and recommended for approval.

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9 RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/25/00860

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:

Bell CMS -01 REV B Amended existing and proposed elevations and floor plans uploaded on the 27/04/2026
Proposed general arrangement plan uploaded on the 21.04.2026
Flood Risk Assessment uploaded on the 19.11.2025
Block plan uploaded on the 13.11.2025
Location plan uploaded on the 21.10.2025

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 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

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times and having due regard to policy

CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

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 sought and were provided with pre-application advice,
Following the site visit you were updated on any issues.