

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Installation of 1no. new BT Street Hub and 1no. associated BT Phone Kiosk removal.
LOCATION:	Pavement opp Lidl Somborne Drive Havant PO9 5AN
REFERENCE NO:	APP/26/00487
APPLICANT:	Safia Rana-Jaswal
APPLICATION TYPE:	Full planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	31/08/2026
WARD:	Leigh Park Central and West Leigh
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a pavement on Somborne Drive located in Leigh Park. The surroundings are primarily commercial, with Lidl's to the east of the site, and shops to the west and north of the site. The site is located in Leigh Park Centre.

2. Planning History

No relevant history

3. Proposal

- 3.1 Installation of 1no. new BT Street Hub and 1no. associated BT Phone Kiosk removal.

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 Local Plan (Core Strategy) March 2011

CS16 High Quality Design
DM10 Pollution

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development
AL3 Town, District and Local Centres
DM21 Shopfront, Signs & Advertisements

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

County Highways Team	<p>The BT Hub is proposed to be located on the southern edge of the parallel parking bays. The Highway Authority note that this location should not obstruct drivers accessing/egressing their vehicles nor should it have an impact on visibility. Additionally, this should not significantly affect pedestrians walking along the pavement as it will be located in line with an existing concrete block, a bin, and a bench. Therefore, it is considered unlikely that pedestrians would utilise section of pavement the BT Hub will occupy and subsequently pedestrian flow will not be impeded.</p> <p>As the two illuminated screens for this proposal will have an area of less than 10m² and are located in an E3/E4 area, the signage is permitted to emit a luminance of up to 600cd/m² during non-daylight hours. The applicant has clarified that the BT Hub screens will automatically dim from 5000cd/m² to 600cd/m² during the night. The Highway Authority are content with this arrangement.</p> <p>Recommendations</p> <p>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 subject to the following condition.</p> <p>Condition</p> <p>The approved signage shall at no point emit a luminance greater than 5,000cd/m² during daylight hours and 600cd/m² during non-daylight hours.</p>
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	Changing images shall be limited to no more than one change every 5 seconds, and video/motion images shall not be permitted where these can be viewed by passing motorists. Reason - In the interests of highway safety/amenity.
Portsmouth City Council	No comments received
Councillor Sharon Collings	No comments received
Councillor Munazza Faiz	No comments received
Councillor Jason Horton	<p>Thanks for this. I have one concern about the positioning of the BT Street Hub and that is line of sight for traffic exiting Bordon Road. We have already cut the branches from the trees on either side of the Bordon Road exit to allow drivers a clear line of sight along Somborne Drive. The location may obscure traffic. It is unclear from the site plan and photomontage if it would obscure line of sight but I'd feel better if this were taken into account in the planning application.</p> <p>Officer comment: The agent has stated "the Street Hub is proposed adjacent to the parking bay, and is therefore set further back from the road than the adjacent trees. This ensures that good visibility is maintained for vehicles exiting Bordon Road" with regards to this comment.</p>

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.

Number of neighbour notification letters sent: 9

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		16/07/2026	06/08/2026	Is advertised in the public interest

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on residential amenity
- (iv) Highway Safety
- (v) Biodiversity Net Gain (BNG)
- (vi) Human Rights Act
- (vii) Equalities and Diversities

(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.

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

7.3 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the works would be relatively minor and would be commonplace in a commercial area.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on residential amenity

7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No.

7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Consequently, it is considered that the proposal would 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway Safety

- 7.10 Due to potential for impacts to the safety or operation of the local highway (pavement and Somborne Drive), the County Highways Team was consulted during the application process. Regarding this, the County Highways Team did not object to the works, however they requested a condition regarding luminance and that changing images shall be limited to no more than one change every 5 seconds, and video/motion images shall not be permitted where these can be viewed by passing motorists. With regards to this comment, the works are considered to have an acceptable impact towards highway safety.

(v) Biodiversity Net Gain (BNG)

- 7.11 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat.
- 7.12 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works as the proposal is located on highway land (Somborne Drive's pavement). On this basis it is agreed that the development is exempt from BNG requirements.

(vi) Human Rights Act

- 7.13 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

(vii) Equalities and Diversities

- 7.14 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

- 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. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to **Approve with Conditions** for application APP/26/00487

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:

Email by Louis Freeman named: Agent response to Councillor Horton's comments:
Uploaded 27/08/2026

Planning Statement Redacted: Uploaded 09/07/2026

Drawing Number: 003A: Proposed Streethub Elevations: Uploaded 06/07/2026

The Brightness of Illuminated Advertisements: Uploaded 06/07/2026

Streethub Product Statement V2.2: Uploaded 06/07/2026

Drawing Number: 002 A: Proposed site plan: Uploaded 06/07/2026

BT Street Hub Overexposure and Glare Evaluation: Uploaded 06/07/2026

Declaration of Conformity Certificate: Uploaded 06/07/2026

Drawing Number: HAV-01: Location Plan: Uploaded 06/07/2026

Drawing Number: 003: Existing & Proposed Elevations: Uploaded 06/07/2026

Drawing Number: 003A: Proposed BT Streethub Elevations.

BT Street Hub Anti-Social Behaviour Management Plan: Uploaded 06/07/2026

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.

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 approved signage shall at no point emit a luminance greater than 5,000cd/m² during daylight hours and 600cd/m² during non-daylight hours. Changing images shall be limited to no more than one change every 5 seconds, and video/motion images shall not be permitted where these can be viewed by passing motorists.

Reason: In the interests of highway safety/amenity

Informative:

1. In accordance with Policy DM3 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:

Your application was acceptable as submitted and no further assistance was required.