

Comments for Planning Application APP/23/00773

Application Summary

Application Number: APP/23/00773

Address: Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposal: Application for certificate of lawfulness for existing mixed use of agricultural and storage to include motorhomes and caravans (previous use agricultural).

Case Officer: Kayleigh Taylor

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection

North Farm House is a listed building which adjoins 'NF1' and is within the curtilage of the north facing barn where the motorhomes/caravans are currently stored.

The NF1 northern boundary has not had continuous presence of a motorhome or caravan since January, 2009. It is used to store and operate agricultural equipment. We therefore believe there are not any grounds to approve this application; certainly in respect of the northern boundary and other access land.

It appears that this application uses the Certificate of Lawfulness process to further extend the scope and operation of buildings and land beyond the activities currently being performed in the north facing barn.

Should this application be granted and the boundary land be included, then the setting of the listed building will be harmed by parking of motorhomes/caravans. These vehicles can be exceptionally tall and be visible from North Farm House and garden.

I also have concerns that should this application be granted, the applicant may permit owners to take up residence in their motorhomes or caravans in the areas outside of the barns.

The setting of a listed building is protected by Planning law and in particular NPPF DEC 2023. I would refer the Planning officer to the following sections of the document:

Conserving and enhancing the historic environment and Proposals affecting heritage assets

Respectfully, I would also refer the Planning officer to the Historic England document 'The Setting of Heritage Assets' which I believe supports our case in terms of harm to the setting of North Farm House.

The Declarations

The applicant relies on four declarations not only to validate the activity of storage but also, by inference, to define the area of NF1 as a motorhome/caravan storage area.

There is no evidence presented which demonstrates which items are stored where and when. There is no evidence presented to justify and define the boundary of NF1 as a storage area. There is no evidence presented to demonstrate continuity of storage in specific areas of NF1.

The Chichester Harbour Conservancy observes in its submission "It is not clear what proportions of the site have been used for agriculture and other storage". It also comments on the expectation that the application might be supported with photographs.

In relation to the open areas, barns and the area bordering the northern boundary of NF1 it is incumbent on the applicant to fully demonstrate the storage of the motorhomes by a chain of evidence e.g. invoices, photographs and further documentation to prove the use and continuity over specific areas for the required period.

Conclusion

I respectfully ask the Planning Officer to refuse the application based on the evidence presented by the applicant, and the likely harm caused to the Listed building 'North Farm House' should it be approved.