



Havant
BOROUGH COUNCIL

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Mr K Hamilton
45 Hulbert Road
Waterlooville
PO7 7NX

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/00462

Site Address: 45 Hulbert Road, Waterlooville, PO7 7NX

Proposal: Retention of garage to side of log cabin for the storage of wedding cars in connection with wedding car hire business; retention of 2No. sheds; retention of flue and regularisation of fenestration on log cabin. (Retrospective application).

Further to your application received on 26 April 2017 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 This permission shall be for a limited period expiring on 31st August 2020, on or before which date the garage hereby permitted shall be permanently removed from the site and the land shall be restored to domestic curtilage unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The garage building is attached to a temporary cabin that also expires on 31st August 2020 and combined they are of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the mixed use of the site shall comprise:
- (i) the log cabin to be occupied for ancillary residential purposes to No 45 Hulbert Road only;
 - (ii) the garage and hardstanding to be used for the storage of wedding and vintage style cars in connection with a wedding car hire business of vintage style cars only; and
 - (iii) the two sheds to be used for ancillary purposes to (i) and (ii) above only.
- No other use shall take place on the site unless first agreed in writing with the Local Planning Authority.
- Reason:** To maintain control over other business uses and their impact on neighbouring amenity and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The wedding car hire business hereby permitted for the site shall only be operated and managed by the occupiers of the ancillary residential building on the application site, and/or the occupiers of 45 Hulbert Road.
- Reason:** To ensure the business use is not operated independently of the dwellings on the site, in the interest of neighbouring residential amenity, having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No mechanical servicing or repair, refueling, body work repair, or refinishing of vehicle paint work shall be undertaken on site in connection with the business use hereby permitted.
- Reason:** To protect neighbouring amenity and to mitigate the risk of pollution that may adversely impact the Hermitage stream, a controlled water and designated main river that lies down-topographic-gradient of the garage, cabin & parking areas, having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 All works contained within the Arboricultural Method Statement and Appendix 1 by Johnston Tree Consultancy dated September 2017 shall be carried out in full accordance with this document by 30th June 2018, unless otherwise agreed in writing with the Local Planning Authority.
- Reason:** To safeguard the health and well being of the protected trees on the site, having due regard to Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan
 - Block Plan
 - Log Cabin Elevation 1
 - Log Cabin Elevation 2
 - Log Cabin Elevation 3
 - Log Cabin Elevation 4
 - Log cabin floor plan
 - Shed 1 photos
 - Shed 2 photos
 - Side garage photos
 - Tree Report and Appendix 1 by Johnston Tree Consultancy dated June 2017

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at The Plaza or by telephoning 023 9244 6015.
- (4) With respect to the interpretation of condition 4 above, you are advised that 'mechanical servicing' shall exclude low risk activity typically undertaken by non-professionals, such as tyre pressures, wheel changes, replacement of bulbs / wipers, removal of non-mechanical parts for cleaning purposes (etc.). It is intended that 'mechanical servicing' will apply to the use of mobile mechanics for MOT, oil changes, and the servicing of hydraulic systems, engine or transmission. Similarly, 'bodywork repair' should apply to the use & honing of fillers, and the application of primers, colour base & clear- coats. Paint-free dent repair (for example), is low risk, and therefore would be excluded.
- (5) In accordance with paragraphs 186 and 187 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, additional tree information submitted, making your proposal acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

