
Site Address:	6 Longwood Avenue, Waterlooville, PO8 8HX		
Proposal:	Retention of existing log cabin and use as chocolate studio.		
Application No:	APP/19/00238	Expiry Date:	19/06/2019
Applicant:	Mrs K Wheatley		
Agent:		Case Officer:	Karen Wooden
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling located within a generous plot. The house is set approximately 12m back from the public footpath and has a detached garage and a large area of curtilage parking.
- 1.2 Longwood Avenue is a residential road which comprises a mix of one and two storey properties of varying ages, sizes and styles.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The proposal is for the retention of an existing log cabin and permission to use as a chocolate studio to be open to members of the public. The submitted details outlines the studio will be open to the public by appointment only between the hours of 10am and 9.30pm Monday to Sunday, with class number varying between 1 and 20.
- 3.2 Curtilage parking is available for up to 9 cars and members of the public can then access the studio through a designated pedestrian gate to the east of the garage. The studio requires no additional members of staff however on occasion a friend or family member does assist.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS2	(Employment)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

Food and safety - Premises is registered as a food business and FBO has made contact with SRC to advise her that she moved the business into the log cabin. SRC satisfied that log cabin would meet food safety requirements.

Pollution - I have reviewed the submission and have no objections to this proposal.

Hampshire Highways

I refer to your recent consultation in respect of the above planning application.
I confirm the Highway Authority have no objection to this proposal.

6 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: 6

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on highways/parking

(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. Furthermore the applicant is running an independent low key business, which is an economic use of the site and providing a service to the local community. The key issue is whether the scale of the use is acceptable in terms of its impact on the character and appearance of the area, and on amenities of neighbouring properties.

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

7.3 Longwood Avenue is a residential road and therefore careful consideration has been taken into how this existing business impacts the other occupiers of the road. The studio is located to the rear of the existing double garage, and is set approximately 14m north of the public highway of Longwood Avenue, and therefore does not have a

significant impact in terms of visual amenity. The users of the studio are directed by the owner to park all vehicles on the driveway to the front of the house and access the studio by means of a pedestrian gate from the driveway, and therefore should not have a significant impact on the surrounding area.

(iii) Impact upon residential amenity

- 7.4 To the north of the application site is a small development of 4 properties, with No. 54 Ashington Close sharing the northern boundary line. The separation gap between the rear of the studio and this boundary is 11m and therefore it is not causing harm in terms of overlooking or overshadowing.
- 7.5 To the east is No. 4 Longwood Avenue, a detached two storey dwelling. The separation gap between the studio and this neighbouring property is approximately 4m. It is noted that No. 4 has one window to its western elevation however this is obscurely glazed. It is therefore not considered that the studio creates a loss of light or privacy to the occupiers of No. 4.
- 7.6 As the studio is located to the rear of the garage it is not considered to have an adverse impact on the occupiers of the properties to the south.
- 7.7 The access road to Ashington Close lies directly to the west of the application site, with No. 8 Longwood Avenue being in excess of 20m from the western elevation of the studio. Notwithstanding this separation gap, the studio is located behind the main dwelling of No. 6 and therefore is not visible.

(iv) Impact on highways/parking

- 7.8 The use of the studio does not easily fit within a use class as described in The Town and Country Planning (Use Classes) Order 1978 (as amended) however is considered to be closest to A1 (retail). The Havant Borough Parking Supplementary Planning Document (July 2016) requires a building with A1 use to provide 1 parking space per 20 sqm of covered area. The studio provides 25 sqm and therefore to comply with the parking standards would need to provide two additional curtilage parking spaces. The current driveway can accommodate parking for 11 vehicles, the spaces of which can be reversed into to allow the joining of the highway in forward gear. The detached garage provides additional parking for two vehicles. It is therefore considered that adequate curtilage parking is available for the owners of the property and any visitors to the studio, and therefore this business will not have a severe cumulative impact on the highway network.

8 Conclusion

- 8.1 The proposed development is not considered to have a significant adverse impact on the character and appearance of the area, or highway safety/parking and subject to relevant conditions the development would not have a significant adverse on the amenities of neighbouring properties.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00238 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Specifications of log cabin - received 25.02.19
Location plan - received 24.04.19
Block plan - received 24.04.19
Photographs - received 24.04.19
Email confirming opening hours and parking arrangements - received 23.04.19
Reason: - To ensure provision of a satisfactory development.
- 2 The use of the studio the subject of this permission shall be restricted to either:
(a) a Chocolate Studio (Class Sui Generis) and for no other commercial/business purpose whatsoever; or
(b) purposes incidental to or ancillary to the occupation of 6 Longwood Avenue
Reason: To restrict the use of the premises in the interests of local amenity as residential properties are located within close proximity to the application site, and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 The premises the subject of this application shall only be open to members of the public Monday to Sunday between the hours of 10.00 and 21.30.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The existing hardsurfaced driveway to the front of the dwellinghouse shall be available for the parking of vehicles and remain so at all times.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.