Site Address: Stable Cottage, Petersfield Road, Havant, PO9 5HD
Proposal: Replacement of 1No. shipping container and 1 No. corrugated iron shed with 2No. timber workshops. 2No. replacement timber garden sheds. Provision of 1No. timber gazebo to provide shelter.

Application No:	APP/17/01285	Expiry Date:	16/02/2018
Applicant:	Mrs D Lyall		
Agent:		Case Officer:	Harriet Pitney
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

Stable Cottage is a Grade II listed building located within the Sir George Staunton Conservation Area. The site was formally a residential dwelling and is now occupied by a non-residential day care service for adults with learning difficulties known as The Right to Work C.I.C.

2 Planning History

APP/10/00901 - Fell 34No. Sycamore trees and stump treatment. Fell 1No. Holly tree and stump treatment. Fell 5No. Poplar trees and stump treatment. All within Sir George Staunton Conservation Area., RNO,21/01/2011
APP/11/01563 - Application to carry out tree works including removal of self set trees as per schedule within Sir George Staunton Conservation Area. , RNO,17/11/2011
APP/14/00097 - Fell 6No. Mature Sycamore trees within Sir George Staunton Conservation Area. , WD,13/03/2014
APP/15/00168 - Remove lower limbs overhanging path to 1No. Oak; Fell 1No. Horse Chestnut; Pollard 1No. Lime Tree to approximately 1.8m; within Sir George Staunton Conservation Area., RNO,18/03/2015
APP/16/00063 - Change of use from a paddock to a temporary overflow car park at Storey Gardens, Sir George Staunton Country Park. HCC reference HCC/2016/0014., RNO,12/02/2016
APP/16/01283 - Hampshire County Council Consultation for continued siting for a temporary building on site for a further four years at Sir George Staunton Country Park. HCC ref: HCC/2016/0863., RNO,02/02/2017
APP/17/00266 - Change of use from residential to Use Class D1 (non-residential day services)., PERM,22/05/2017
APP/17/00904 - Crown lift low hanging branches of 1No. Lime by 5m on southern sector. Within conservation area of Sir George Staunton., RNO,15/09/2017
APP/17/00905 - Remove branches of 1No. Field Maple (Acer Campestre) on eastern sector blocking light into subway; remove branches on eastern sector and 1.6m above streetlight to 1No. Pine and 1No. Sycamore (Acer Pseudoplantanus). All trees within conservation area of Sir George Staunton., RNO,15/09/2017
APP/17/01286 - Listed Building Consent for replacement of 1No. shipping container and 1No. corrugated iron shed with 2No. timber workshops. 2No. replacement timber garden sheds. Provision of 1No. timber gazebo to provide shelter., UNK,

3 Proposal

This application has been submitted for the replacement of 1No. shipping container and 1 No. corrugated iron shed with 2No. timber workshops, 2 No. replacement timber garden sheds and the provision of 1 No. timber gazebo to provide shelter.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer- Support

Stable Cottage dates from the 19th century and is Grade II listed. It is constructed of flint and brick with a slate roof.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The existing sheds, garages and shipping container are all out of keeping with the character of the dwelling. Therefore the proposals to remove these are fully supported. The proposed sheds are of a design and size that would ensure they sit comfortably within the curtilage of this listed building. As such there would be no impact on its character or historical significance.

Developer Services, Southern Water
Southern Water would have no objections to the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during

construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

Environment Agency
No comments received.

The Gardens Trust
No comments received.

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: 3

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

Statutory advertisement: 02/02/2018

Number of representations received: 0

Summary: No representations received.

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) Source Protection Zone

(i) Principle of development

7.2 The application site is located outside of the defined urban area, within the undeveloped gap which currently separates Leigh Park and Rowlands Castle. Policy AL2 notes that planning applications to develop land within an undeveloped gap will need to demonstrate clearly that the proposal will not undermine the separate identities of mainland settlements or result in their coalescence. The proposed

development subject of this application seeks to provide buildings within the curtilage of Stable Cottage which would not result in a disproportionate addition over and above the size of the original building with strong functional and incidental links between them. Further development is therefore considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 The application site is not readily visible from the public realm or existing streetscene of Petersfield Road or Middle Park Way. On this basis, it is not considered that the proposed replacement buildings would result in any significant impact on the character and appearance of the area.

7.4 Given the sites status, with the host dwelling listed as Grade II status and its location within a designated Conservation Area, the Councils Conservation Officer has been consulted as part of this application. It is considered that the existing sheds, garages and shipping container are all of out of keeping with the character of the host dwellings and on this basis the proposals to remove these is fully supported.

7.5 It is considered that the proposed replacement buildings are all of a size, scale and design that would ensure they sit comfortably within the curtilage of this Listed Building and as a result there would be no impact on its character or historical significance.

7.6 As such, it is considered that the proposed development would meet the requirements of Policy CS16 and CS11 of the HBLP (Core Strategy) and would both conserve and enhance the character and appearance of the Conservation Area and Listed Building.

(iii) Impact upon residential amenity

7.7 Given the location of the proposed replacement buildings, and that there are no neighbouring properties within the immediate vicinity, the development is not considered to have as significant adverse impact on the amenities of neighbouring properties.

(iv) Source Protection Zone

7.8 The site is located within a Source Protection Zone, however, given the scale of development this is considered unlikely to impact the development. An informative in relation to the Source Protection Zone and contact details for Portsmouth Water is recommended.

8 Conclusion

The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 and CS11 of the HBLP (Core Strategy), and Policy AL2 of the Allocations Plan. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01285 subject to the following 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:
Site location plan- received 5th December 2017
Block plan- received 5th December 2017
Existing photos- received 22nd December 2017
Proposed gazebo floor plan- received 22nd December 2017
Proposed gazebo 3d sketch view- received 22nd December 2017
Proposed gazebo wall and purlins position- received 22nd December 2017
Proposed gazebo wall and elevations plan- received 22nd December 2017
Proposed timber shed floor and elevations plan (3 x 2.4)- received 22nd December 2017
Proposed workshop floor plans (6.5 x 4.5)- received 22nd December 2017
Proposed workshop elevations plan and 3d sketch view (10 x 3.5)- received 22nd December 2017
Proposed workshop elevations plan (6.5 x 4.5)- received 22nd December 2017
Proposed workshop elevations plan (10 x 3.5)- received 22nd December 2017
Heritage statement- received 22nd December 2017
Proposed shed and gazebo specification- received 22nd December 2017
Reason: - To ensure provision of a satisfactory development.