



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr P Hamblin
HJ Concepts Ltd
Suite 100 Fareham Reach
166 Fareham Road
Gosport
PO13 0FW

For: Mr & Mrs Pike

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Prior Approval is Required and hereby Refused

Application Number: APP/18/00321

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

Proposal: Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval.

Further to your application received on 19 March 2018 (which was valid from 21 March 2018) Havant Borough Council, as Local Planning Authority, has determined that **Prior Approval is Required and Refused** for the above proposal.

The reason for the Council's decision to refuse prior approval is:

- 1 The proposed development would introduce a residential use adjacent to a working farm, including livestock buildings, barns and tanks. The residential use would also be likely to be impacted by farm vehicle and equipment movement and operation. This would result in an unacceptable living environment for future residents by reason of noise, smell, fumes, and activity all in close proximity to the building and its curtilage. The proposal is therefore considered to represent an impractical and undesirable change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order and would conflict with policies CS16 and DM10 of the Havant Borough Local Plan and the National Planning Policy Framework.

In coming to its decision the Council considered plans and other documents submitted with regard to your application, the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

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

Our Ref: APP/18/00321

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/pes

Simon Jenkins

Simon Jenkins
Head of Planning

02 May 2018