



Havant
BOROUGH COUNCIL

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To:
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For: Mr J Pike

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

Application Number: APP/17/00983

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

Proposal: Change of use from agricultural building to 1No. dwellinghouse subject to prior approval.

Further to your application received on 05 September 2017 Havant Borough Council, as Local Planning Authority, has determined that **Prior Approval is Required and Refused** for the above proposal.

The reason(s) for the Council's decision to refuse prior approval are:

- 1 The proposed development would introduce a residential use adjacent to a working farm, including livestock buildings, barns and tanks. The access to the building is also through a working farmyard. 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 (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The proposed development would result in alterations to traditional farm buildings which are considered to represent a heritage asset. The alterations proposed and in particular the number and positioning of new windows including rooflights are considered to be harmful to the character and appearance of the buildings. Furthermore, the application does not include details of the structural condition of the buildings and the extent of likely repairs/rebuilding that would be required to convert the buildings. It is therefore not at this stage possible to conclude that the works could be carried out without substantial re-building works which would further detract from the character and heritage of the buildings. Taken together the proposal is considered to be harmful to the character of the buildings by reason of the design and external appearance proposed. The development therefore conflicts with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Our Ref: APP/17/00983

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 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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

17 October 2017