
Site Address:	40A Lovedean Lane, Waterloooville, PO8 8HJ		
Proposal:	Demolition of existing garage and workshop and erection of photography studio, office and workshop.		
Application No:	APP/17/00615	Expiry Date:	02/08/2017
Applicant:	Mr S Hughes		
Agent:	Mr David Packham	Case Officer:	Tina Pickup
	Kingswell Build & Design Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached red brick bungalow with fully hipped tiled roof, located on the northern side of Lovedean Lane. It is set well back from the highway, by approximately 15m, having an extensive graveled front forecourt area providing parking for several cars. The front boundary to the highway comprises a 1.8m high close boarded fence providing a screening to the bungalow. No 42 to the west is also a bungalow, but No 40 to the east is a two storey dwelling.

Lovedean Lane rises and falls and the land falls away to the west of the application site. The linear line of properties are also all set higher than the lane, but the rear gardens then start to slope away again to the north. The side boundaries are generally 1.5 to 1.8m close boarded fencing. There is an existing detached brick built garage/outbuilding with flat/sloping roof built on the western boundary, behind the bungalow.

2 Planning History

APP/17/00270 - Single storey front and rear extension and new front porch. ,
PERM,23/06/2017

NB - studio element withdrawn from this proposal to be redesigned and resubmitted -
hence this application

3 Proposal

Demolition of existing garage and workshop and erection of photography studio, office and workshop.

This has been submitted as a change of use application to allow for the business use of the proposed garage. The applicant is a freelance photographer and whilst most work is at client's premises some clients visit and some items/products are brought to site to be photographed. The building proposed would have a footprint of 13m long x 4.8m wide with a height to eaves of 2.4m and to ridge of 4m. It would be constructed with a 1m high brick plinth with render above.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

None received

Portsmouth Water Company

The site is located in a very sensitive groundwater protection area designated as a source Protection Zone One (SPZ1) for the Havant and Bedhampton Springs public water supply. If contamination is encountered during demolition work should be stopped and the Local Planning Authority and Portsmouth Water contacted.
All machinery and storage of oils on site during demolition and construction should be stored using best practice to prevent pollution occurring.

Winchester City Council

None 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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection from previous owner of site	Cert B was served on previous owners as application submitted before completion of purchase of property.

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 and business use of site
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking

(i) Principle of development and business use of site

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed business use of the detached outbuilding as a photography studio is for the sole use of the applicant with no employees with any photo shoots taking place during standard daytime office hours Monday to Friday and also on occasion between 9am and 5pm on Saturdays. The principle of such a small business operating from a home in a residential area, provided there are no resultant adverse impacts (see issues below), is considered to represent sustainable development which is supported by the NPPF.

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

The proposed detached structure would be set back behind the rear elevation of the bungalow and with a traditional hipped and pitched roof would not be prominent or out of place in this mixed streetscene. Furthermore it is a replacement building for a slightly smaller existing garage/outbuilding that has a flat/sloping roof in approximately the same position. Given that the frontage of the site is so large, the proposed outbuilding would be set back over 20m from the highway and as a result views of it would be limited.

(iii) Impact upon residential amenity

In terms of the proposed structure this would largely replace an existing outbuilding and this revised design is now traditional with an eaves height of about 2.4m (previous design as part of APP/17/00270 had false pitch and flat roof with 4m high side elevations which would have been overbearing and detrimental on the boundary with No 42.). This traditional design with hipped roof minimises the bulk on the western boundary with No 42 and is considered acceptable. This boundary is currently overgrown with trees/bushes on the neighbours side and further leylandii to the south of the existing outbuilding. These leylandii trees on the applicants side would need to be removed but their loss is not significant.

In terms of the proposed use and potential comings and goings and any noise associated with the running of the business, this is considered to be appropriate in this residential area. Policy CS16 and DM10 of the Core Strategy are considered relevant to the consideration of the application and seek to ensure that development does not cause any unacceptable harm to the amenity of neighbours or pollution from noise, smells, vibration, light etc.

Photography is a quiet process and it is understood that the majority of the work is off-site with much of the work being property photography and also staff portraits for

large businesses/organisations as well as small products that are brought back to the studio by the applicant in his own vehicle. Occasionally other people would visit for studio photography and there is no regular pattern, but is estimated to be no more than 2 or 3 sessions by single visitors at a time. The business is operated by the applicant alone with no staff. On this basis, the low key scale of the business and likely comings and goings are only marginally greater than a residential dwelling and should not result in a loss of amenity or pollution detrimental to neighbouring occupiers. It is considered appropriate to condition the use of the outbuilding to the applicant's photography business only, to ensure any future use or occupier operates in a similarly suitable manner having no adverse impact on the amenity of neighbours.

It is further noted that the internal layout includes a wc - if in the future the building reverted to incidental residential occupation then it should also be conditioned that it is only used for incidental purposes and not occupied as a separate unit of accommodation.

(iv) Highways and parking

The site benefits from a large frontage which is predominantly hardsurfaced with a mix of block-paving and gravel and is large enough to provide on site turning and for the parking of several cars including any visitors. The additional movements to and from the site would be marginal and therefore there is no highway objection to the proposal.

8 Conclusion

In conclusion it is considered that the proposed outbuilding and its low key use as a photography studio is acceptable in principle having no adverse impact on the neighbouring residential amenity. It is considered appropriate to condition the business use of the building for the purposes of the applicant only, or for it to revert to residential use, to maintain long term control over any future intensification or alternative uses.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00615

(A) 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 hereby approved outbuilding shall be used only as a photography studio, office and workshop by Mr Stephen Hughes, or for purposes incidental to the occupation of the existing dwelling at 40A Lovedean Lane. The building shall not be used as a separate unit of occupation or for any other business purposes,

other than those outlined in this condition.

Reason: To ensure the use has an acceptable impact on the residential amenities of adjoining residents and in the interests of highway safety having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1:1250 Site Location Plan

1:200 Block Plan

1:50 Floor Plan

1:50 Elevations

Statement clarifying use of replacement outbuilding

Reason: - To ensure provision of a satisfactory development.