

applied for the discharge of the s106 agreement which was granted and a condition was included to restrict the ownership to No. 3. However, the barn has now been purchased by the new owners of No. 1 Old Barn Gardens, hence the need to vary the condition again.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency
No comments received.

Portsmouth Water Company
No objections.

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: 4

Number of site notices: 1

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) Effect on neighbouring properties

No physical alterations to the barn are proposed. The owner of No. 3 advises that there is a covenant which requires the barn to be owned by either No's 1,2 or 3 Old

Barn Gardens. In terms of planning, there is no material impact as to who owns the barn, this more relates to the use of the barn. This is restricted to ancillary use only and not for business purposes. This would not be affected by the proposal to vary the condition to a different owner, that being No. 1 Old Barn Gardens.

8 Conclusion

- 8.1 The application is considered to be acceptable and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00741.

- 1 The continued use of the barn hereby permitted, shall be occupied solely for ancillary purposes incidental to the occupation and enjoyment of No. 1 Old Barn Gardens and shall not be used as a separate unit of accommodation or business use, or any other use whatsoever at any time.
Reason: To protect the surrounding residential amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed above ground floor level without the prior written approval of the Local Planning Authority nor shall there be any extension or external alteration to the building.
Reason: In the interests of visual amenities and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework
- 3 The two rooflights in the south-east -facing side roof slope of the building the subject of this approval shall remain permanently at least 1.7m above internal floor level.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework