
Site Address:	Kings Kennels, Bartons Road, Havant, PO9 5NA		
Proposal:	Mobile home and workshop (Retrospective Application).		
Application No:	APP/13/00421	Expiry Date:	23/09/2013
Applicant:	Mr K King	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The site lies beyond the build up area in a semi-rural location and comprises part of an agricultural holding/farriers. To the west of the site is the railway line, to the north is undeveloped woodland, whilst to the south and east are various small scale commercial and residential buildings comprising Havant Motors and Kings Kennels. Further to the south on the opposite side of Bartons Road is a large garden centre. The application site forms part of the draft housing allocation UE3a.

2 Planning History

The application site forms part of the draft housing allocation UE3a and the garden centre is covered by UE3b.

3 Proposal

- 1.2 This is a retrospective application for a mobile home and workshop. The submitted information states that the mobile home is used as temporary accommodation and the workshop for the construction of hen houses and incubation room. A temporary 3 year consent is sought.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Planning Policy

The site forms part of preferred housing site UE3a identified in the Draft Allocations Plan published in December 2012. My main concern for this proposal is that it would prejudice the delivery of this housing site. The indicative housing figure for the site is 30 dwellings. Maybe the best way to prevent prejudging the draft housing allocation is to grant a temporary planning permission.

It is important to note that this is an application from a small business that will albeit in a small way promote the economy of Havant Borough.

Regeneration & Development No objection.

Environmental Health Manager, Community Group no comments.

Development Engineer no adverse comment.

Building Control, (Fire Access Consultation) Insufficient information on plans to comment.

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: 5

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) Principle of development
- (ii) Impact on the character of the area
- (iii) Impact on neighbouring properties
- (iv) Highway considerations

(i) Principle of development

7.2 The site lies outside the identified built up area, but forms part of preferred housing site UE3a identified in the Draft Allocations Plan published in December 2012. The provision of a hen house and the keeping and rearing of hens would in principle be acceptable in the countryside. In respect to the mobile home the current application does not provide any agricultural justification, however, the site is part of a draft allocation for housing, and the applicant is looking for a temporary 3 year consent. Given the proposed use and its temporary nature the proposal is not considered to prejudice the draft housing allocation or undermine the policies of the adopted Core Strategy. As the proposal is for temporary use CIL would not apply.

(ii) Impact on the character of the area

- 7.3 The buildings are small in scale and situated adjacent an existing group of buildings. The mobile home and workshop are well screened from Bartons Road and would be seen in the context of the existing buildings. The use for hen house /workshop and associated accommodation would not be out of character with the adjacent development. As such the proposal is not considered to have a detrimental impact on the character of the area.

(iii) Impact on neighbouring properties

- 7.4 The main impact relates to Havant Mowers to the south of the site. This site is located on slightly higher ground and is occupied by a number of buildings providing for the sale and repair of mowers. In this context the mobile home and workshop are not considered to result in detriment. There are residential properties sited further to the east and a condition on hours of working machinery other than hand tools is recommended.

(iv) Highway considerations

- 7.5 There exists a substantial area of parking within the application site to serve the existing dwelling and the proposal, and this is considered acceptable.

8 Conclusion

- 8.1 The application which is for a temporary period of 3 years is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/13/00421, subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 30 September 2016 on or before which date the buildings shall be permanently removed from the site and the land shall be restored to agricultural use unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: So as not to prejudice the future use of the site, and the building(s) are of a type not considered suitable for permanent retention and having due regard to policies CS16, and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The workshop shall only be used for the incubation of chickens and construction of hen houses unless otherwise agreed in writing by the Local Planning Authority and all construction works requiring tools other than hand tools shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of the area and adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012.

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

Letter by KT King dated 5 June 2013

os location plan

block plan

floor plans hen house/workshop

Elevations hen house/workshop

Floor plans mobile home

Elevations mobile home

Reason: - To ensure provision of a satisfactory development.