
Site Address:	Land at 107 Havant Road, Hayling Island, PO11 0LE		
Proposal:	Retention of agricultural store. (Retrospective Application)		
Application No:	APP/16/00889	Expiry Date:	31/10/2016
Applicant:	Mr Jones		
Agent:	Mr Long	Case Officer:	Rachael McMurray
	BCM		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Hayling Island on the corner of Havant Road and West Lane. The site is a working farm and comprises a residential dwelling which fronts onto Havant Road and a field to the rear with the south eastern boundary running parallel with West Lane. The field extends along the rear boundaries of No's 113 and 115 to the east and along the rear boundaries of the fields to the rear of No's 131-141. The south west boundary of the field is marked from West Lane by a 2.5m high hedgerow.

There is a private rear garden to the west of the main dwelling. This is enclosed by a 1.8m high fence. To the rear of this is an area of hard standing which extends from the entrance into the farmland and extends along the boundary of the residential garden. This includes an area for parking and also an outbuilding. The outbuilding relates to the use of the land as a farm and is for the purpose of storing agricultural machinery required to maintain and work the agricultural holding. It is wooden in construction with a low pitched roof and not constructed with foundations.

2 Planning History

01/61608/001 - Single storey extension incorporating new double garage addition including storage within roof., PERM,10/08/2001
01/61608/000 - Two storey side extension to south elevation to incorporate integral garage, WD,12/06/2001
04/61608/002 - First floor side extension., REF,30/09/2004
05/61608/003 - First floor extension to the side (north) elevation. (Revised submission)., REF,13/04/2005
09/61608/004 - 20% crown reduction of the canopy to the eastern aspect (over the highway) a Horse Chestnut tree, subject to TPO 0922., PERM,18/05/2009
09/61608/005 - First floor side addition., PERM,22/12/2009
GEN/11/00007 - Change of use of land to static caravan site., ,20/06/2011 16:38:17
GEN/12/00487 - Proposed single storey rear addition., ,11/05/2012 08:03:35
APP/13/00979 - Single storey rear extension., PERM,15/11/2013
GEN/14/01063 - Proposed tractor/machinery store., ,06/11/2014
APP/15/00781 - Construction of agricultural barn., WD,22/09/2015

3 Proposal

Retention of agricultural store. (Retrospective Application)

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- CS19 (Effective Provision of Infrastructure)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Langstone Harbour Board:

No objections

County Minerals:

No response.

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: 1

Number of site notices: Not applicable.

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) Effect on neighbouring properties
- (iii) Effect on the character and appearance of the area

(i) Principle of development

The part of the land on which the outbuilding is sited is outside the urban area and is a working farm. The Council is supportive of farming and there is no object to the retention of the outbuilding in principle. The need for the outbuilding is to store machinery and tools for the purpose of the agricultural land.

(ii) Effect on neighbouring properties

The outbuilding is 3m in height to the ridge. It is constructed of wood and similar to that of a domestic shed in terms of scale. Therefore it has no visual impact on the neighbouring properties, the closest of which is over 30m from the outbuilding.

No objections have been received.

(iv) Effect on the character and appearance of the area

The outbuilding is sited well within the existing farm and therefore it is not considered that the development would have a harmful impact on the wider character and appearance of the area.

8 **Conclusion**

- 8.1 In conclusion, it is considered that the retention of the outbuilding is acceptable and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00889 subject to the following conditions:

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

Elevations and floor plans - DN: 1414/5202/001

Block and location plans - DN: 1414/5202/002

Reason: - To ensure provision of a satisfactory development.