



Havant
BOROUGH COUNCIL

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To:
Mr K Butcher
September Lodge
Sarisbury Court
Sarisbury Green
Southampton
SO31 6AG

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Refusal of Planning Permission**

Application Number: APP/16/00027

Site Address: Stables & Land, Croft Lane, Hayling Island

Proposal: Siting of an additional (second) mobile home for accommodation for an extra groom (retrospective application).

Further to your application received on 08 January 2016, which was valid from 18 January 2016, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

- 1 The proposed siting of the mobile home for habitable accommodation for a groom represents an undesirable addition of a dwelling in a non-urban area (i.e. countryside) for which there is no overriding justification. No supporting information has been submitted justifying the functional need for the grooms accommodation nor has it been demonstrated that there are no other suitable properties in the immediate area that could fulfill any proven need. The proposal is therefore contrary to paragraph 55 of the National Planning Policy Framework 2012 and policy CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL2 of the Havant Borough Publication Local Plan (Allocations) 2014.
- 2 The proposed siting of the mobile home is unrelated to the existing stable yard and would encroach into the open countryside, being visually prominent and an incongruous feature in this rural environment. Car parking required by the proposal could also be visually intrusive to this rural area. The proposed development would therefore cause harm to the character and appearance of the area, contrary to paragraph 17 and 109 of the NPPF and Policy CS11, CS16 and DM8.
- 3 The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Project, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority. These seek to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. The development is therefore contrary to policies CS11 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant

Our Ref: APP/16/00027

In coming to its decision the Council considered plans and other documents submitted with regard to your application 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
- (3) You are advised that the submitted 1:1250 Location Plan and 1:500 Block Plan are considered inaccurate and do not reflect the actual siting of the Mobile Home No 1 which is only 12.3m from the northern curtilage of The Retreat. Any future applications or appeals should correct this detail.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

16 November 2016