
Site Address:	Allotments to rear of 39 Littlepark Avenue, Havant, PO9 3QU		
Proposal:	Change of use from amenity land to garden.		
Application No:	APP/16/00118	Expiry Date:	01/04/2016
Applicant:	Mrs H Mills	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the rear of No. 39 Littlepark Avenue. It comprises an area of land formerly used as a Council owned allotment. Access was previously from Mitchell Road however this was closed off and is now overgrown. The only access therefore is through the rear garden of No. 39 Littlepark Avenue.

2 Planning History

98/62964/001 - Demolition of existing dwelling and erection of new chalet bungalow (revised app

location), PERM,20/02/1998

97/62964/000 - Demolition of existing dwelling and erection of new chalet bungalow, REF,05/01/1998

3 Proposal

Change of use from amenity land (allotment) to private garden of No. 39 Littlepark Avenue.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Retail and Town Centres:

No response

Crime Prevention -Minor Apps:
No response

Public Spaces Development Manager:
No response

Estates:
No objections. The land is currently landlocked and has been used exclusively as an allotment garden by the owner of No. 39 for several decades.

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: 27

Number of site notices: At least one site notice exists - check the number.

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 upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon residential amenity

The land in question is only accessible through the rear garden of No. 39 Littlepark Avenue and is therefore landlocked. The proposed use of the land as private garden would not result in a loss of amenity to the nearby residential neighbouring properties as it would retain the same character as an allotment to some degree in terms of being a landscaped amenity space.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00118 subject to the following conditions:

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

Access Statement - received on 5/2/16

Site Location Plan - received on 5/2/16 - DN: 100047474

Reason: - To ensure provision of a satisfactory development.