



PLANS & DETAILS

in respect of

RETROSPECTIVE PLANNING APPLICATION

for

RESTRICTED SMALL BUSINESS USE

at

**44, WARFIELD CRESCENT
WATERLOOVILLE
HAMPSHIRE
PO7 7JP**

for

MR. & MRS. J. JARNET

June 2015.

**THE PROJECT SUPPORT PRACTICE
Surveyors - Concept & Architectural Design
Project Management - Claims Consultants.
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INTRODUCTION.

The property in question is a traditional style bungalow positioned on the east side of Warfield Crescent in Waterloooville. It has an average sized garden that backs onto the adjoining cemetery.

It is link attached by a garage with the property to the south of the site. Previously a Planning Approval was granted for the provision of a rear extension which included for the provision of rooms in the roof.

An additional enclosed parking area has been located directly in front of the original garage and the Local Authority has confirmed to the owner that this structure is entirely legal.

The front area comprises a hard surfaced courtyard / parking area and the owner has provided a substantial hedge inside the front boundary so as to visually obscure this facility.

An open bar gate forms the main entrance to the property.

The current owners have operated a small business from the property for the last nine years. The business is generally of a landscape nature providing soil and turf to numerous customers. On some occasions turf is delivered to the owner's property prior to it being taken to a site. This temporary storage occurs over a very short time period and is less than 24 hours.

The Local Council have recently responded to a complaint received and, as a result, have reflected on the information / data provided by the complainant. This resulted in a site meeting with the owner and a subsequent letter being sent to the owner by Havant Borough Council.

The owner is of the unquestionable opinion that the items outlined in the letter do not reflect an accurate situation and the complainants issues are based on an isolated incident.

This Retrospective Planning Application is being submitted in an attempt to regularise the current situation.

Relevant items supporting this are considered to be as follows:

- The owners have operated this small business for a period of nine years and have support from numerous neighbours. This will be qualified when those in close proximity to the property are made aware that an application has been registered and are requested, as individuals, to make the Council aware of their views.
- The owners have been respectful of the area and also their neighbours. As previously mentioned they have provided a substantial hedge to obscure any short term storage on the courtyard.
- Due to the owners unfortunate health problems a forklift has been provided so as to assist easy and rapid loading onto his trailer for onward delivery. It should be noted that the size of the forklift has been deliberately restricted so that it cannot be viewed when behind the hedge and can also be parked, out of sight, within the covered area.
- On occasions when deliveries have been made to their property they have requested that it be after 9 30 am so as to reduce any impact on school runs.
- As there has been a question concerning the extent and regularity of the home deliveries the agent has obtained from the owners accountants all *delivery notes and invoices and has prepared a schedule of the true situation and this is attached to this document.*
Whilst all the relevant paperwork has not been copied and attached they are available for viewing should any third party wish to question the accuracy of same.
- There has been a question concerning the suitability of the road to take delivery lorries. This is not accepted as the road is a public highway and is therefore considered to be 'fit for purpose'. As such it easily accommodates the heavy commercial vehicles such as the Councils refuse lorries on a weekly basis.
- The screened courtyard / parking facility at the front allows for the parking of a number of cars and a trailer. This is not considered inappropriate for a normal dwelling when caravans, boats and commercial vehicles are regularly parked on domestic driveways.

CONCLUSION:

When taking into account the documents included within the application it is felt that the current use cannot be considered inappropriate, especially when reflecting on the numerous small businesses, operating from home, that exist within the Waterloooville area. As such it is not considered as being controversial and is looking for support from the Local Authority.

If, however, the Case officer considers that there are points of concern the agent would be only too pleased to attend a meeting in order to address same.