



Havant
BOROUGH COUNCIL

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For: Mr & Mrs Williams

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/13/01050

Site Address: Old Dairy Farm, Long Copse Lane, Emsworth, PO10 7UL

Proposal: Use of the land to station a mobile home for use as a Granny Annexe ancillary to the residential occupation of the dwellinghouse

Further to your application received on 21 October 2013, Havant Borough Council as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This permission shall be for a limited period of seven years expiring on 31st December 2020 on or before which date the use of the land for siting of a mobile home shall cease and the mobile home shall be permanently removed from the site, unless a further application has been made and the prior written consent of the Local Planning Authority has been obtained for the use to continue for a further period.
Reason: The site lies outside the urban area, as defined by the Havant Borough Council Local Plan (Core Strategy) 2011. Policy CS17 of the Plan seeks the concentration of new development within the urban area and the National Planning Policy Framework 2012 requires that regard is had to the intrinsic character of the countryside. Temporary accommodation of this type is not considered suitable for permanent retention and use of land has only been allowed to allow annex accommodation to meet a particular need in connection with the occupation of the main dwelling.

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- 3 The accommodation provided by the use hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation whatsoever.

Reason: Separate accommodation would represent the creation of a new dwelling in the countryside without the justification of very special circumstances, as required by the National Planning Policy Framework 2012 ('the NPPF'). It would also lack adequate amenity/garden and allocated parking space resulting in an unsatisfactory form of development. Therefore in the absence of this condition the development would not accord with policies CS16, CS17 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF. Separate occupation may also generate the need for mitigation of the in-combination impact of new dwellings on designated habitats which is subject to the provisions of the emerging policy DM24 of the Havant Borough Publication Local Plan (Allocations) Document, October 2013 and the adopted policy CS11 (11) of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

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

Planning Statement - The Old Dairy Farm, Emsworth (received 21/10/13)
Block Plan - Drwg No. HL1815/P1/B
Perspective - HL1815/PE
Location Plan - HL1815/P1/L
Floor Plan - HL1815/P Rev 1
Proposed elevations - HL1815/E

Reason: - To ensure provision of a satisfactory development.

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 6573.
- (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) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at The Plaza or by telephoning 023 9244 6015.

(4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

16 December 2013