
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
Application No: APP/13/01050 Expiry Date: 16/12/2013
Applicant: Mr & Mrs Williams Team:
Agent: Ms Blunt Case Officer: Rachael McMurray
 Southern Planning Practice Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located north of Long Copse Lane along an access road and was a former dairy farm. It is now a residential dwelling, bed and breakfast and equestrian centre. The site also includes fields to the north east and west for horses to graze on and the dwelling and equestrian centre benefits from screening. The dwelling on the site is two-storey with an attached single storey guest accommodation block providing 5no. en-suite bed and breakfast rooms for equestrian centre users. To the front of the dwelling is an area of hard standing providing some amenity space, parking and access to the stable yard, buildings and paddocks.

2 Planning History

APP/13/59669/010

3 bed dwelling to provide owners accommodation and 5No. Bed and Breakfast rooms for users of the centre. Permitted.

Other planning history relates to the discharge of conditions of the above application and is not particularly relevant to this application.

3 Proposal

The proposal is for a mobile home to be sited on the area in front of the dwelling, the purpose of which would be to provide ancillary living accommodation for an elderly relative. As explained in the application, the mobile home would be dependant on the main dwelling for the access, amenity space, utilities etc. It would be a 'box' shape and have a footprint of 37m² and a total height of 2.2m. It would be timber clad with a shingle clad roof. It would be located 10m south of the front elevation of the main house, adjacent to the western boundary.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:
No objections

Development Engineer:
No objection provided it is conditioned as ancillary accommodation

Crime Prevention:
No objections

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: 4

Number of site notices: 0

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) Appropriateness of the design
- (iii) Use of the extension

(i) Principle of development

7.2 The application site is located on a mixed use residential / business site in the countryside. According to the NPPF, development involving new homes can only be allowed in special circumstances, for example essential worker accommodation, which is not the basis of the application here. The NPPF does not comment directly on subordinate accommodation, such as an annexe but protection of the countryside is evident in the requirement to take into account its intrinsic character and beauty. In summary, a new dwelling would not meet the policy requirements but subordinate accommodation may do, subject to detailed considerations, as set out below.

(ii) Appropriateness of the design

7.3 The design is that of a simple mobile home which would be sited so as not to affect

the access or existing parking on the site. it would share access, parking and amenity space with the main dwelling. There is sufficient parking on site. Using timber cladding it would be somewhat less striking in appearance than a mobile home and has some visual relationship to the cluster of buildings form by the house and the old dairy complex, which is a positive point in respect of Policy CS16. however, it remains more susceptible to weathering and deterioration than, for example, an extension to the house. Therefore in design terms this can be regarded as a satisfactory temporary solution.

(iii) Use of the mobile home

- 7.4 Whilst the mobile home would have facilities for separate living i.e. bathroom and kitchen, it would share an access into the site, amenity space would not be sectioned off and would be shared with the main dwelling. Also, the utilities would be connected to those on the main house so could not be billed separately. It is important that the ancillary relationship between the mobile home and existing dwelling be maintained, as separate occupation would suffer from lack of a sperate access and amenity space and would result in an intensive use of the site, out of keeping with the character of the area. it would also fall contrary to the NPPF and policy CS17.
- 7.5 Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and emerging policy DM24, albeit further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight.
- 7.6 For these reasons and those set out in 7.2 and 7.3 above planning conditions would be needed to ensure the use / mobile home is a temporary development which is used only for the stated purposes and does not become a separate unit of accommodation.

8 Conclusion

The application is considered to be acceptable in terms of its ancillary use and is therefore recommended for permission subject to control of its use and limitation to a temporary period.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01050 subject to the following 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.

- 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.