
Site Address:	Havant Mowers, Eastleigh Cottages, Bartons Road, Havant		
Proposal:	Retention of single storey timber workshop.		
Application No:	APP/13/00877	Expiry Date:	04/11/2013
Applicant:	Mr Tiller	Team:	Team 2
	Havant Mower Services		
Agent:	Mr Ward	Case Officer:	Richard Nash
	Bryan Jezeph Consultancy		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the north side of Bartons Road and east of the railway line between Havant and Rowlands Castle, in a semi-rural location beyond the urban area. The site has established boundary treatment comprising fencing to the north, block and brick walling to the east and planting to the south and west. The site is included within site UE3a (Land North of Bartons Road) in the emerging Allocations Plan.

Adjoining land uses comprise an agricultural holding/farriers yard (at a lower land level) to the north and Eastleigh House Cottages to the east. Further north there is woodland, whilst to the south, on the opposite side of the road, there is a garden centre.

2 Planning History

None

3 Proposal

This application has been submitted retrospectively and seeks the retention of a single storey timber workshop.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS2	(Employment)
DM10	(Pollution)

Policies of the emerging HBLP (Allocations) Publications Version – October 2013
HB1: Havant and Bedhampton Housing Allocations

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development:

Supportive of application, which will enable business to stay at this site and create much needed employment in area of very high unemployment.

Development Engineer:

No adverse comments.

Hampshire Fire & Rescue:

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Timber Framed Buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase. The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance. This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation And The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2).

NB: Recommended as informative.

Environmental Health Manager:

No adverse comments.

Planning Policy:

Proposal would not notably affect potential deliverability of the allocated site.

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: 1

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

The site lies outside the identified built up area, but is already in use for mower repairs. The new workshop effectively constitutes an extension to the original building on site and on this basis there would be no principle objection to the provision of the workshop.

The site forms part of housing allocation site UE3a, as identified in the emerging Allocations Plan. However, the application does not involve a change of the existing use of the land, and the addition of the workshop is considered unlikely to prejudice the long term developability or deliverability of the housing site.

(ii) Impact on the application site and locality

The workshop is of a suitable scale within the context of the site and is constructed of stained wooden boarding with felted roofing, which complements the existing building and is considered appropriate in this semi-rural location. An ample degree of on-site parking remains available. The site is well screened by boundary treatment from Bartons Road and has no material impact within the public domain.

(iii) Impact on neighbouring amenities

The workshop is slightly higher than the existing building and is visible from the dwellings to the east. However, views of the building this direction are within the context of the existing building and commercial land use, as well as a shed close to the boundary on the agricultural land to the north. It is understood that the application building replaces storage containers and an outside working and storage area, and thus enhances the outlook from neighbouring properties. Due to its siting and scale, it is considered that the addition of the workshop would not result in any shadowing or overlooking.

In terms of use, the lawnmower repair business does not appear to fall into a particular class (Reference : Land Use Gazetteer and applicant's planning statement), despite the application for referring to B2 general industry. Whilst the nature of the existing business is such that it does not appear to give rise to problems of noise and disturbance, it is important that a more general industrial use would be the subject of planning control. The agent has agreed to a draft planning condition which would do this.

8 Conclusion

The retention of the single storey timber workshop would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00877.

- 1 The workshop hereby approved shall be used only for repair work and storage in connection with the existing lawnmower and garden machinery repair business at the site.

Reason: In the interests of clarity, and because a more general industrial use may give rise to noise and disturbance to the detriment of nearby residential

amenities and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, Policy HB1 of the emerging Havant Borough Local Plan (Allocations) and the National Planning Policy Framework 2012.