



SUPPORTING STATEMENT
BY BRYAN JEZECH CONSULTANCY
RELATING TO AN APPLICATION FOR
A WORKSHOP EXTENSION
AT HAVANT MOWER SERVICES,
BARTONS ROAD, HAVANT



***Bryan Jezech Consultancy Ltd
The Gallery,
3 South Street,
Titchfield,
Fareham,
Hants
PO14 4DL***

1.0 INTRODUCTION

1.1 Havant Mower Services has operated for land adjacent to Eastleigh Cottages for about 15 years and until recently operated from two linked buildings, plus an associated area of hardstanding/car park. Some items and mowers were stored in two old containers on the site, and larger items were occasionally repaired outside.

1.2 In approximately 2011 the opportunity arose to replace the containers on site with a secondhand building, that was then being removed from 'Kings Kennels'. This opportunity was taken without realising the need for planning permission. This application seeks to regularise that situation by seeking permission for the building that has been erected.

2.0 THE DEVELOPMENT PROPOSED.

2.1 The application seeks retrospective permission for a building erected during 2011. The details of this are shown on the submitted plans.



**Photo 1 – showing the new building and the materials used in its construction
(view from SW)**

- 2.2 The recently erected building comprises a timber building 9.75m x 7.3m, measuring 2.4m to eaves and 3.3m to ridge. This was originally designed as a prefabricated 'classroom' style of unit, of modular size (32ft by 24ft), which is why it was so easy to erect it on the site. This has been joined onto the western side of the pre-existing workshop on the site, and is now used as a workshop area for the servicing and repair of mowers.
- 2.3 External access to the building is available through one of two roller shutter doors, or by a small personnel door in the gable end.
- 2.4 Internally the building is a large open space for repairing mowers, but includes various workbenches, and for storing mowers waiting repair or service. The north-west corner includes a small store for spare parts.



**Photo 2 – showing the inside of the new workshop,
and the mowers waiting for repair or service.**

- 2.5 The building partially replaces two former containers that were situated on the land and largely used for storage, plus an open concreted area that was occasionally used for repairs of larger items in the open air. It now means that these activities are undertaken under cover.

3.0 **PLANNING POLICIES AND ADVICE**

- 3.1 The Havant Core Strategy provides general guidance for future development within the borough. This includes the general aim of increasing prosperity by an increase in employment land (policy CS2). Whilst the existing site is too small to be considered as an employment allocation, the additional workshop has improved the space available to employees on site and provided a better working area.

- 3.2 The applicant is aware that the land around the site (including the site itself) is allocated for housing development, and that policy DM6 seeks to ensure that such allocations are not prejudiced. The proposed allocation will (in time) involve the relocation of the existing business, and the extension to the workshop, subject to this application, will be demolished at that time. It will not prejudice that redevelopment.

Other issues

- 3.3 Planning policy generally seeks to ensure that new employment land does not cause any nuisance or difficulties to adjacent land uses. In this case the extension is linked to an existing business, is closest the applicant's own home. The small scale of the building is unlikely to have any external impact and, as this has operated for over two years without complaints, the development is considered to be entirely acceptable.

- 3.4 The original mower business serves largely local customers but is already served by a large car parking area. The workshop itself has not lead to any increase in the need for parking and adequate spaces exist.
- 3.5 Visually the building is constructed of timber panels, similar to the existing, and is substantially screened and partially hidden by the original workshop. There is minimal impact beyond the site itself and no objection to the visual impact of the building.



**Photo 3 – showing the relationship of the new workshop
to the original buildings on the site.**

- 3.6 The extension has already been erected but relates to an existing business, improving the working conditions for staff and allowing all repairs to be undertaken inside the building. This building is of a similar scale and materials to the original buildings on the site, and causes no adverse visual or other amenity issues.