

1 Site Description

- 1.1 The application site consists of a detached dwelling set back from the highway of Long Copse Lane by approximately 190m. The dwellinghouse is currently used as a bed and breakfast as well as providing accommodation for the applicants. The use of the bed and breakfast is in association with the equestrian centre which is sited immediately adjacent to the dwelling. Forming part of the equestrian centre are three stables.
- 1.2 Surrounding the dwelling and stables are fields/paddocks predominately under the same ownership.

2 Planning History

09/59669/007

Demolish existing dilapidated buildings and replace with 1No. 3 bed dwelling to provide owners accommodation and 5No. bed and breakfast rooms for users of the centre.

Permitted. 09/07/2009

09/59669/010

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

Permitted. 15/02/2010

APP/13/00390

Conversion of 3No. stables into 2No. Bed & Breakfast Rooms for use with Equestrian Centre.

Permitted

3 Proposal

- 3.1 The application seeks to retain an existing security light located near to the driveway that runs from the highway to the main dwellinghouse.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager
No adverse comments
Conservation Officer
No objection
East Hants District Council
None received

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: 19

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection received outlining the following concerns:

- 1) The light is not a security light but a flood light for the riding school for use after dark
- 2) The industrial floodlight spoils the rural area to the detriment of local residents and wildlife
- 3) Application 09/59669/010 condition 6 stipulated no external lighting in accordance with policies D1 and PC4.

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) Effect on neighbours
- (iii) Effect on the local area

(i) Principle of development

7.2 The application site is located within the 'undeveloped gap' as depicted within the Havant Borough Proposals Map Booklet 2011. Consequently Saved Policy UF1 applies. This application is unlikely to result in overdevelopment or set a precedent for development within the Emsworth/Chichester gap which aims to reduce or avoid coalescence and retain separate identities.

7.3 A condition (No.6) was added under application 09/59669/010 stipulating that no external lighting shall be installed on the site. Since this application the Farm has noted an increase of theft on the site and it is considered to be a necessity by the applicants. The use of the light is minimal and generally only at the request of a

resident of the bed and breakfast or if the occupier of Old Dairy Farm is concerned or disturbed in the night.

(ii) Effect on neighbours

- 7.3 The security light is located 35m from the highway and 130m from the neighbour to the east and west and 190m from the neighbour to the south. The light faces north, the direction of light combined with the location of the light in relation to neighbours limits the extent to which the proposal could result in an unacceptable level of light and unneighbourly form of development, Environmental Health have not identified a cause for concern.
- 7.4 The security light will provide light to the driveway which is the main source of access to from Long Copse Lane to the bed and breakfast associated with Old Dairy Farm. The applicant has highlighted that the use of one light would not safely provide light to the whole of the manege, therefore it is unlikely that the light would be used to aid night time riding at the riding school. The primary purpose of the light is to increase security for the occupiers and residents of the bed and breakfast. The light is switched on manually by the occupiers of Old Dairy Farm, and is not turned on as part of a motion sensor.

8 Conclusion

- 8.1 The proposed light is unlikely to result in an adverse impact to neighbouring residential dwellings.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00349 subject to the following conditions