

Planning Application Response of Planning Policy / Urban Design

Application No:	APP/13/00390
Site Address:	Old Dairy Farm, Long Copse Lane, Emsworth, PO10 7UL
Development:	Conversion of 3No. stables into 2No. Bed & Breakfast Rooms for use with Equestrian Centre
Case Officer:	Miss J Shore
Comments by:	Alexia Kemp
Date of Comments:	22/05/13

We note that the proposed development relates to an extension of the existing bed and breakfast accommodation at the site, which is provided for use with the equestrian centre. Our comments are as follows:

Promoting Havant Borough's Economy: The proposed development comprises of a net gain of two Bed & Breakfast rooms, which would be provided through the conversion of three existing stables. It is considered that the addition of the two rooms would improve the recreational aspect of the equestrian facility, which in turn would enhance the tourist offer in the Borough. As such, the proposal would comply with Policy CS5 of the Local Plan (Core Strategy).

The proposed conversion presents a form of economic development. Given the Government's commitment to economic growth in the National Planning Policy Framework (NPPF), as well as the Council's approach of being 'open for business' and supporting small businesses, there is no objection to the principle of this scheme. The proposal also accords with paragraph 3.62 of the Core Strategy which states that the principle of 'bed and breakfast accommodation will be encouraged throughout the borough', subject to the proposals achieving high quality design and providing they do not cause unacceptable harm to the amenity of neighbours. In this respect it is important to note that the application involves the extension of an existing use.

Having reviewed the application details, we have no objection to the principle of the development.