

Ref: 2412

21st May 2013

Julia Potter
Executive Head of Planning and Built Environment
Havant Borough Council
Civic Offices
Havant
Hampshire PO9 2AX



**DOUGLAS BRIGGS
PARTNERSHIP**

INTEGRATED
ARCHITECTURE
AND
TOWN PLANNING

Dear Madam

Variation of the S106 Agreement attached to Planning Permission 03/67620/001 (dated 4.12.03) to allow use of the annex at North Farm Cottage for any purpose ancillary or incidental to the main dwelling house, including as a 'granny annex' or 'staff /nanny accommodation' or 'home office'.

Planning Permission 03/67620/001 (dated 4.12.03) and Schedule 2 (The Planning Obligations) of S.106 Agreement (dated 13.11.03).

The Annex (Barn), North Farm Cottage, Northney Lane, Hayling Island, PO11 QSE

Please find enclosed our client's application for the above.

It is the applicants wish to amend the lawful uses of this building which he has used as for incidental and ancillary purposes since it was built 2004 and to specifically confirm that it can be used as a 'granny annex', 'staff/nanny accommodation' or 'home office'.

It is clear from the wording of Schedule 2 of the s.106 agreement that both ancillary and incidental uses are already permitted however the applicant would like to widen the scope to include any ancillary or incidental use including the identified uses.

It is considered that use of the annex for example; as staff accommodation, a granny annex or home office would be entirely incidental or ancillary to the use of North Farm Cottage and would not result in the creation of a separate unit of accommodation.

It is noted that the Conditions 1-7 attached to Planning Permission 03/67620/001 do not restrict changes to the internal layout nor specify particular uses of the building.

Therefore the applicant seeks only to amend the wording of schedule 2 of the S.106 agreement. It is proposed that the revised wording could read as follows:

Not at any time to use (or cause or suffer or permit the use of) any building constructed pursuant to and in reliance upon the planning permission other than as ancillary or incidental to the use of North Farm Cottage as a single dwelling house, including as a 'granny annex' or 'staff/nanny accommodation' or 'home office' unless any variation is first agreed in writing by the Council.

Please note that the applicant/agent will be pleased to discuss the details of the wording and make any appropriate changes should you consider them necessary.

It would helpful to receive confirmation that HBC do not consider any further amendments to Planning Permission 03/67620/001 would be required in conjunction with the proposed.

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It is considered that the proposed uses (as ancillary/incidental to a dwellinghouse) would have no greater impact on the amenities of the occupiers of North Farm Cottage or neighbouring properties than its use as a workshop, study, for storage or as a garage.

The applicant is comfortable with an amendment to the s106 to ensure that this would be the case.

The applicant's preference is to obtain officer support through discussion and amendment where possible. Please contact this office if you consider the proposals require changes to obtain officer support. We request the opportunity to discuss the application to secure officer support and that this application be the subject of meeting should it fail to obtain officer support.

Notwithstanding our request for the opportunity to discuss the application and make amendments, should it seem likely that this application will attract an adverse officer recommendation then we ask to be informed before the item is added to any committee agenda or delegated powers list. This request is made in order that our client may have the opportunity to withdraw the application rather than allow it to be refused.

Please let us know by e-mail or telephone if you consider that any additional information or drawings are required to enable this application to be validated.

Yours faithfully



Douglas P Briggs

Encl.



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