
Site Address:	Old Dairy Farm, Long Copse Lane, Emsworth, PO10 7UL		
Proposal:	Conversion of 3No. stables into 2No. Bed & Breakfast Rooms for use with Equestrian Centre.		
Application No:	APP/13/00390	Expiry Date:	13/09/2013
Applicant:	Mr & Mrs Williams	Team:	Team 2
Agent:	Mr Gosling	Case Officer:	Jenna Shore
	PMG Building		
	Design&Consultancy Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

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

3 Proposal

- 3.1 The application seeks to convert three existing stables into two bed and breakfast rooms for use in association with the equestrian centre.
- 3.2 The conversion includes a front extension, within the roof canopy of the existing stables.
- 3.3 A heat source pump is also indicated to be installed.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS21	(Developer Requirements)
CS5	(Tourism)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

A highways contribution of £920 is required.

I would suggest the condition refers to the plan with 10 of the spaces to be used for the parking associated with the bed and breakfast use. These spaces do not have to be allocated

Environmental Health

The Planning Application mentioned installing an air source heat pump in order to power the rooms, however there is no information provided about the specification for the device.

There is therefore insufficient information to comment on the possible noise nuisance that could be caused by this installation / development.

If however, planning permission were granted then the following conditions should be included:-

1) Details, including acoustic performance and proposed acoustic attenuation, of all types of fixed plant, machinery and equipment associated with air moving plant, compressors, generators or plant or equipment of a like kind installed within the site, shall be submitted to and approved by the Borough Planning Authority before installation.

N.B. All plant machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the background noise levels as measured according to British Standard 4142: 1997 at any adjoining or nearby residential property.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

Crime Prevention

No adverse comments

Planning Policy

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

Regeneration & Development

Support the application

Tourism Manager

Awaiting comments

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: 0

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 character of the existing building and the streetscene
- (iv) Effect on economic development and tourism within the Borough
- (v) Developer contributions

(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.

7.3 The application seeks to convert existing stables on the site and does not seek further development that could diminish the character of this gap/area of countryside. The use of the converted stables is in combination with an equestrian centre and is designed in a way to mirror the existing row of stables which are in use. The continued rural use of the site is unlikely to lead to an adverse impact in this location. The proposal therefore complies with Saved Policy UF1.

(ii) Effect on neighbours

7.4 The proposal is surrounded on all sides by neighbouring fields, some of which are in the ownership of the applicants of this application. It is unlikely that the alterations to the stables in this location would lead to overbearing, loss of light, overlooking or other adverse impacts to neighbouring dwellings.

7.5 The Highways Officer has not highlighted a cause for concern regarding the impact of increased traffic that could result from the proposal. The proposal would increase the number of bed and breakfast rooms from five to seven. It is unlikely that this increase would result in a sustained increase in traffic which could lead to a detrimental impact to neighbours.

7.6 The air source heat pump is not indicated to require planning permission, consequently the impact has not been fully assessed in this location. However, in order to safeguard the amenity of neighbouring dwellings and at the request of Environmental Health a condition can be added.

(iii) Effect on the character of the existing building and the streetscene

7.7 The stables are located approximately 190-200m from the streetscene, at this distance combined with the level of screening it is unlikely that the proposal would lead to an adverse impact. The converted stables have been designed in such a way as to mirror the features of the existing stables. It is unlikely therefore that the designed would detract from the rural use of the site.

(iv) Effect on economic development and tourism within the Borough

7.8 The site is currently used as an equestrian centre and successfully incorporates 5 bed and breakfast rooms in association with this use. Both Planning Policy and Economic Development have highlighted how this proposal can improve the recreational facility

at the site in turn adding to the tourism offer within the borough. 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. It is considered the extension of an existing use combined with the low impact to neighbours means that the application complies with this element of the Local Plan (Core Strategy).

(v) Developer contributions

- 7.9 Highways engineer advises that a highways contribution would be required of £1177.60 including monitoring and legal fees). This contribution has been paid in full via a Section 106. As such the proposal complies with Policy CS21.

8 Conclusion

- 8.1 The change of use is considered to comply with the policies of the Havant Borough Local Plan (Core Strategy) and is unlikely to lead to an adverse impact to neighbouring dwelling or the character of the streetscene.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00390 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Details, including acoustic performance and proposed acoustic attenuation, of all types of fixed plant, machinery and equipment associated with air moving plant, compressors, generators or plant or equipment of a like kind installed within the site, shall be submitted to and approved by the Borough Planning Authority before installation.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

- 4 Parking shall be provided within the curtilage of the site and kept available for such purposes as indicated on the Car Parking Provision plan drawing number 004 Rev A submitted to the Council 4th June 2013.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The use of the converted stables as a bed and breakfast shall remain as such and should not be converted into permanent units of living accommodation without the prior written approval of the Local Planning Authority.

Reason: In the interests of local amenity and having due regard to saved policy UF1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received to the Council 23rd April 2013

Block plan, proposed elevations and floor plan drawing number 001 Rev B received to the Council 23rd April 2013

Floor plan and specifications drawing number 002 rev B received to the Council 23rd April 2013

Parking layout drawing number 004 Rev A received to the Council 4th June 2013

Section detailing drawing number 003 Rev A received to the Council 23rd April 2013

Reason: - To ensure provision of a satisfactory development.