

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Margita	Surname:	Millers
Company name	Merco Place Ltd				
Street address:	8 New Brighton Road			Country Code	
				Telephone number:	
				Mobile number:	
Town/City	Emsworth			Fax number:	
County:	Hampshire			Email address:	
Country:					
Postcode:	po10 7ps				
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No					

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of 6 bedroom house and detached ancillary accommodation (Annex) to 4 bedroom Bed & Breakfast guest accommodation and remaining rooms of the house and Annex to be used by house owner/occupier/manager

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	8	Suffix:	
House name:			
Street address:	New Brighton Road		
Town/City:	Emsworth		
County:	Hampshire		
Postcode:	PO10 7PS		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	475018		
Northing:	106502		

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mrs	First name:	Aaron	Surname:	Wright
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Reference:

GEN/12/00293

Date (DD/MM/YYYY):

03/04/2012	(Must be pre-application submission)
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Details of the pre-application advice received:

Guest houses fall within planning use class C1 which also includes hotels, motels, boarding houses and bed and breakfast premises. "These are premises which provide a room as temporary accommodation on a commercial, fee paying basis, where meals can be provided but where residential care is not provided".

The proposal is to change the property into a guest house and use the garage as managers accommodation.

Principle of development (tourist accommodation)

The site is on the edge of the existing identified urban area (which is currently still drawn as per the Havant Borough District Wide Local Plan 2005) and in policy terms it is covered by Policy CS17 of the Councils Core Strategy of 2011. The majority of the property is however contained within the urban area as such the principle of development is considered acceptable subject to the usual development control criteria and other planning policies.

Policy CS5 of the Core Strategy encourages tourism in the Borough. Planning permission will be granted for appropriate development proposals around the borough that:

1. Provide sustainable and small scale recreational opportunities.
2. Provide hotel and other types of tourist accommodation.
3. Safeguard existing tourist facilities, hotels, holiday centres and caravan parks.
4. Improve existing tourist facilities, hotels, holiday centres and caravan parks.

Paragraph 3.58 states that "Emsworth village centre and its harbour are distinctive tourism locations and initiatives to enhance the quality and range of the visitor offer will be supported". Although the site is not within the defined village centre I note the general support for tourism.

The Council's Policy Officer has been consulted on the proposal and has confirmed that the proposal would comply with Policy CS5(2).

Principle of development (loss of a dwelling)

Policy CS9 of the Core Strategy refers to Housing in the Borough. Paragraph 6.26 states that the individual and cumulative loss of housing stock within the existing urban areas is likely to increase pressure and demand for the use of greenfield sites. Only in instances whereby the loss of dwelling(s) will be to achieve wider benefits in accordance with other objectives of this Core Strategy should proposals be considered favourably. The proposal would result in the main house being lost as residential dwelling. However, you have confirmed that the garage would be converted into a permanent C3 residence (i.e. managers accommodation) and that this will remain to ensure that the 'loss of a dwelling' doesn't become a factor in the proposal.

Please could you confirm whether the manager would be employed by yourself and the property would remain in your ownership? Or are you proposing to sell the property?

It is the Council's view that the manager should be the resident householder and reside within the main dwelling house and that the garage should not be used for this purpose.

Impact upon the character of the area

Guest houses, like other intensive uses of former dwellings can create amenity problems for neighbours, particularly as a result of the comings and goings generated and harm to the residential character of the area. 8 New Brighton Road was built as a large detached residential dwelling and is accessed off a private road. In my opinion the proposed change of use of this property would significantly increase the level of activity on the site. If all 6 bedrooms were booked at one time then there could be 12 people residing at the property along with a site manager/householder. The proposed use would also result in additional traffic and pedestrian movements along the private driveway. This could result in disturbance to the residents that live close to the driveway. I would therefore suggest that the number of rooms used as for B&B should not exceed 4 and at least one bedroom within the dwelling should be used by the resident householder together with use of other rooms for daytime activities (dining room, lounge, kitchen and bathroom). This would result in a more appropriate level of activity for this site and reduce any potential amenity issues. It would also retain the essential domestic character and use of the dwelling.

Careful consideration must be had to the use and location of signs that advertise the availability of accommodation.

Environmental Health

The Council's Environmental Health Officer has been consulted on the proposal. The property is already registered with Environmental Health as a food business (in connection with your small scale B&B use). They have confirmed that they do not anticipate any problems with food hygiene.

Parking Implications

In reference to the three options for parking on the site. The Council's Highway Engineer has been consulted on the proposal and has confirmed that parking should be provided on the site and not along the private driveway or on the open space. The Council would require 1 parking space per 2 bedrooms and 1 space for the proprietor's use.

The drive and the junction is to an acceptable standard to take the additional traffic without any modification.

Financial Contribution

Hampshire County Council adopted a Transport Contributions Policy in September 2007. The policy is based upon an identical formula applicable across the whole County based upon the transport impact of each new development. The measurement of transport impact will be quantified by the net increase in the number of multi-modal trips that a development is expected to generate.

Financial contributions will be spent on improvements to transport and the highway developed through Town Access Plans and Area Transport Strategies produced under the auspices of the Local Transport Plan. Priorities for spending will be determined through the Hampshire Action Team for each district, and money collected from development in Havant will only be spent in the Borough and not elsewhere in the County. In October 2008 the Council agreed to negotiate contributions on behalf of Hampshire County Council under saved policies T10 and IMP1 of the Havant Borough District-Wide Local Plan 1996-2011 which formed part of the Havant Borough Local Development Framework. On the 1st March 2011 the Havant Borough Core Strategy came into effect and superseded saved policies T10 and IMP1 of the Local Plan. Policies CS21 and DM12 of the Core Strategy set out the financial contributions relating to improved transport infrastructure, which will be sought by the Council.

In accordance with Hampshire County Council's Transport Contributions Policy the proposal will have to make a contribution towards transport improvements in the area. Please contact the Council's Highway Engineer on 02392 446457 to discuss this matter further.

Conclusion

Although the principle of Bed& Breakfast development is considered acceptable, the number of rooms for guest accommodation should be reduced from 6 to 4 rooms. Its also the Council's opinion that the manager should be the resident householder living within the main house and not in the garage. If the scheme is found to be acceptable then a legal agreement may need to be entered into in regards to the use of the garage.

If you have any other questions then please do not hesitate to contact me.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Use existing waste storage and collection arrangements

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Brick, timber cladding and flint external walls

Description of *proposed* materials and finishes:

The same, no change proposed

Roof - description:

Description of *existing* materials and finishes:

Clay tiles

Description of *proposed* materials and finishes:

The same, no change proposed

Windows - description:

Description of *existing* materials and finishes:

Acoustic double glazing, timber frame in black

Description of *proposed* materials and finishes:

The same, no change proposed

Doors - description:

Description of *existing* materials and finishes:

Wooden - oak

Description of *proposed* materials and finishes:

the same, no change proposed

Boundary treatments - description:

Description of *existing* materials and finishes:

Rear fence - timber + privet hedging
Western boundary - wired fence + Leylandii hedging
Eastern boundary - timber fence
Front - brick & forged black metal fence + privet hedging

Description of *proposed* materials and finishes:

All the same as existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Vehicle access from public highway via private drive laid with tarmac and with adjacent pedestrian footpath with level access. There is security access forged black metal gate

Description of *proposed* materials and finishes:

The same as existing, no change proposed

9. (Materials continued)

Lighting - add description

Description of *existing* materials and finishes:

The private drive is lit with 7 lanterns along the drive & footpath
2 post lanterns on each of the brick posts at the security gate;
2 post lanterns on each of the brick posts at the vehicle access gate at the house
2 post lanterns on each of the brick posts at the pedestrian access gate at the house
1 post lantern on the brick post at the far east corner of the front fence
1 outdoor wall light at the front door
3 outdoor wall lights at the front patio doors
4 outdoor wall lights on annex
3 outdoor wall lights at the rear of the house at patio doors
All lighting is lit by light & movement sensors

Description of *proposed* materials and finishes:

All remains the same as existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing ref. 105/80 - Site layout,landscaping & parking
Drawing ref. 105/73 - Existing & proposed annex FF layout
Drawing ref. 105/72 - Existing & proposed annex GF layout
Drawing ref. 105/71 - Existing & proposed annex North & West elevations
Drawing ref. 105/70 - Existing & proposed annex East and South elevations
Drawing ref. 201/21 - Existing & Proposed GF layout plan
Drawing ref. 201/22 - Existing & Proposed FF layout plan
Design & Access statement
Planning inspector's response to request for pre-application advise dated 03/04/2012 reference GEN/12/00293, inspector Mrs A Wright

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	4	1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	3	2
Cycle spaces	2	4	2
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- b) Designated sites, important habitats or other biodiversity features
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- c) Features of geological conservation importance
- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Site currently used as single residential 6 bedroom dwelling house with detached ancillary living accommodation

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

18. All Types of Development: Non-residential Floorspace (continued)

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	97.0	97.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		0.0	0.0	97.0	97.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	4	4

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	2	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C1	8:00	19:00:00	8:00	19:00:00	8:00	19:00:00	☐

21. Site Area

What is the site area?

633

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

No machinery, nor plant will be installed.
Proposed B&B rooms will utilise existing ventilation system in rooms

Is the proposal for a waste management development?

☐ Yes☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date