PERMIT

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My ref: F/883

The Head of Development Control
Havant Borough Council
Civic Offices
Havant
PO9 2AX

10th May 2010

Dear Mr Lyons

PROPOSED EXTENSION OF OCUPANCY FROM 8 MONTHS TO TEN MONTHS (1ST MARCH TO 1ST JANUARY INCLUSIVE);
PLOT 1, 8 BIRDHAM ROAD, HAYLING ISLAND

Further to my correspondence with Mr Emerson at the end of last year (copy enclosed) I have pleasure in submitting a planning application for the increase in occupancy of this caravan to include the months of November and December and New Year's Day.

This application follows the pattern of others that you have permitted in Birdham Road in recent years.

I enclose:

Application form;
Location plan 1:1250;
Site plan 1:500;
Flood Risk Assessment
Photograph of caravan.

There is no fee payable for this application because it consists of the loosening of a restrictive condition.

Please do not hesitate to contact me if you have any queries,

Yours sincerely

SUE ORGAN

My Ref: F/883/cf

The Head of Development Control
Havant Borough Council
Civic Offices
Havant
PO9 2AX

21 October 2009

Dear Mr Lyons

CARAVANS AT 8 BIRDHAM ROAD, HAYLING ISLAND

I am writing on behalf of Mrs Fuller and others, owners of caravans/mobile homes at 8 Birdham Road (outlined red on the attached plan) and one mobile home on the opposite side of Birdham Road.

At present they tell me they have planning permission to occupy their caravans for 8 months of the year, from 1st March to 31st October.

They would like to be able to use their caravans all the year round if possible (although not as their main residence). If that is not possible they would like to extend the time until the end of the year and just leave them empty in January and February (10 months).

I have telephoned your office to ask what would be the likely outcome of such an application and what you take into account in determining it, and was advised to write.

Policy TO4 in the Local Plan says permission will only be granted where the caravan has a limited period of occupancy, but the Good Practice Guide on Planning and Tourism recommends that, where possible, other means of limiting occupancy are used to allow the use of holiday caravans all the year round.

Please can you advise me how you deal with such applications, what information should accompany them and whether all-year round occupancy on a non-permanent basis is permissible with suitable conditions.

Thank you. I look forward to hearing from you.

Yours sincerely

SUSAN ORGAN

Encs

cc Mrs Fuller

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Your Ref:
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Ask For: Greg Emerson
E-mail: greg.emerson@havant.gov.uk

04 November 2009

Dear Ms Organ

Site Address: 8 Birdham Road, Hayling Island
Re: Proposed extension of period of use of caravans

I am writing to you further to the receipt of your enquiry received on the 22nd October 2009 regarding the above address.

Having reviewed the planning history of the site I can advise that planning permission 25512/2 for the permanent siting of four caravans, was granted 24th October 1979 subject to the following condition:

'The caravans shall not be occupied except between 1st March and 31st October for human habitation in any year.'

As mentioned in your letter the site in question is subject to policies TO4 and TO5 of the Saved Policies of the Havant Borough District Wide Local Plan 2005. These policies seek to ensure that in locations such as these, all static caravan development is used solely for holiday purposes and, associated with that, all occupancy is of a limited time period. While it is not uncommon for consent to be granted for the extension of the period of occupancy to 10 months (generally 1st March to 1st January inclusive) in appropriate locations, I am unaware of any consent allowing a limited period of occupancy at any time during the year (i.e. any 10 months rather than a prescribed period). In my view such a consent (and any applicable conditions) in relation to privately owned caravans would, in practical terms, be unenforceable. There would, in my opinion, be no achievable way for the local planning authority to ensure that the site was used as intended and in accordance with the aforementioned policies.

It should also be noted that the information available to me indicates that the site falls with Environment Agency flood zone 3 (the area of highest risk). As such the EA consultation matrix indicates that the EA should be consulted with a flood risk assessment for any application received of the nature proposed. I would therefore strongly recommend contacting the EA directly to establish their view of the proposal prior to pursuing any planning application.

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.

Yours Sincerely

Mrs J Batchelor
Head of Development & Technical Services

CARAVANS

PLOTS 1 (RIGHT FOREGROUND) AND 4 (RIGHT BACKGROUND)

8 BIRDHAM ROAD, HAYLING ISLAND, PO11 9QY



The photograph shows that the 'vans are raised 600mm above ground level. That on plot 4 has clear space beneath it whilst the undercroft on Plot 1 is enclosed.