



THE PROJECT SUPPORT PRACTICE

SURVEYING • CONCEPT & ARCHITECTURAL DESIGN • PLANNING
PROJECT MANAGEMENT • CONTRACT COSTING • CLAIMS CONSULTANTS

SUITE 12 • BASEPOINT BUSINESS CENTRE • WATERBERRY DRIVE
WATERLOOVILLE • HAMPSHIRE • PO7 7TH

Tel: 02392 299539 • Email: tpsp@hotmail.co.uk • Web: www.projectsupport.co.uk

Planning Services
Havant Borough Council
Public Service Plaza
Havant
Hampshire
PO9 2AX

27th, January 2016.

Dear Sirs,

Re: 44, Warfield Crescent, Waterlooville, PO7 7JP.

App. No. APP/15/00646.

Having regard to the above I enclose a copy of the document forwarded to the Planning Inspectorate to support an Appeal against the Planning Refusal.



A MULTI-DISCIPLINE PROFESSIONAL PRACTICE OPERATING IN ASSOCIATION
WITH CHARTERED SURVEYORS, ARCHITECTS AND STRUCTURAL ENGINEERS

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Architectural Consultant

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VAT Registration Number: 140121577

ORIGINAL & SUPPORTING DETAILS

in respect of

PLANNING APPEAL

for

RESTRICTED SMALL BUSINESS USE

at

**44, WARFIELD CRESCENT
WATERLOOVILLE
HAMPSHIRE
PO7 7JP**

for

MR. & MRS. J. JARNET.

January 2016.



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**PLANNING APPEAL FORM**

If you need this document in large print, in audio format or in Braille, please contact our helpline on 0303 444 5000. To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your planning appeal form".

WARNING: The appeal and essential supporting documents must be received by the Planning Inspectorate by the deadline. If your appeal and essential supporting documents are not received in time we will not accept the appeal.

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See section A of the guidance leaflet for details of the provisions making the appeal must appear as an applicant on the planning application form.

Name J. JARRET

Company/Group name (if applicable)

Address 44 WARFIELD CRESCENT
WATERLOOVILLE
HAMPSHIRE

Postcode PO7 7JP

Daytime phone 07831 705795

Fax

I prefer to be contacted by Post ☒ Email*

*Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section A of the guidance leaflet

Name D. J. BOBBY

Company/Group name (if applicable) THE PROJECT SUPPORT

Address SUITE 12 BASEPOINT BUS CENTRE
WATERBERRY DRIVE
WATERLOOVILLE

Postcode PO7 7TB

Your reference JAY-1

Daytime phone 07828 676365

Fax

I prefer to be contacted by Post ☐ Email* ☒

*Email address epsp@hottmail.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA **HAVANT BOROUGH COUNCIL**
LPA's application reference number **APP/15/00646**
Date of the application **10 06 2015**
Did the LPA validate and register your application? Yes ☒ No
Date of the LPA's decision notice **05 08 2015**

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address **44 WARFIELD CRESCENT**
WATERLOO VILLE
HAMPSHIRE Postcode **PO7 7JF**

Note: Failure to provide the full postcode may delay the processing of your appeal

Please answer the questions below:

- 1 Is the appeal site within a Green Belt? Yes No ☒
- 2 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet. Yes No ☒

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No ☒

CHANGE OF USE FROM RESIDENTIAL TO MIXED USE RETROSPECTIVE APP

Area of the whole appeal site (i.e. the boundary) in hectares **0.06**

Area of floor space of proposed development in square metres **N/A**

Does the proposal include demolition of non - listed buildings within a conservation area? Yes No ☒

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

- | | |
|---|---------------------------------------|
| 1 Refused planning permission for the development described in Section E. | 1 ☒ |
| 2 Refused permission to vary a condition(s) | 2 |
| 3 Refused prior approval of permitted development rights | 3 |
| 4 Granted planning permission for the development subject to conditions to which you object | 4 |
| 5 Refused approval of the matters reserved under an outline planning permission | 5 |
| 6 Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object | 6 |
| 7 Refused to approve any matter required by a condition on a previous planning permission (other than those above) | 7 |
| 8 Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval | 8 |
| 9 Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation | 9 |

G. CHOICE OF PROCEDURE

There are 3 possible procedures:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W ☒ *

This is normally the simplest, quickest and most straightforward way of making an appeal. The written procedure is suited to the vast majority of appeals. You should refer to the criteria within the guidance leaflet to help you select the appropriate option.

- * a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?

Yes ☒ No

- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? If so, please explain below or on a separate sheet.

Yes No ☒

2 THE HEARING PROCEDURE

H ☐

This procedure is likely to be suited to more complicated cases which require detailed discussion about the merits of a proposal. Although you may indicate a preference for a hearing, the Inspectorate must also consider that your appeal is suitable for this procedure. If you are proposing that this appeal follows the hearing procedure you must submit a draft statement of common ground. *You must give detailed reasons below as to why you think a hearing is necessary.*

- a) If you are proposing that this appeal follows the hearing procedure you must liaise with the LPA and agree two alternative dates on which a hearing could take place. The dates should not fall on a Monday but should be between the period 7 - 11 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

- b) Is there any further information relevant to the hearing which you need to tell us about? If yes please explain below.

Yes No

3 THE INQUIRY PROCEDURE

I ☐

This is the most formal of the procedures. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure. You are required to provide information concerning the number of witnesses and the length of time they need to give their evidence. If you are proposing that this appeal follows the inquiry procedure you must submit a draft statement of common ground.

- * a) How many witnesses do you intend to call?

No. of witnesses

- b) How long do they need to give their evidence?

- c) How long do you estimate the inquiry will last?

No. of days

(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

G. CHOICE OF PROCEDURE (continued)

d) If you are proposing that this appeal follows the inquiry procedure and have estimated that it will last no more than 2 days you must liaise with the LPA and agree two alternative dates on which an inquiry could open and enter the details below. The opening date should not fall on a Monday or Friday but should be between the period 10 – 17 weeks from submission of your appeal.

Please note that failure to provide at least one agreed date will result in a date being fixed by the Planning Inspectorate.

e) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below,

Yes No

H. FULL STATEMENT OF CASE

See appendix 1 of the guidance booklet to help you decide what to include in your full statement of case.

There is no further opportunity to add to your statement of case at a later stage.

Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal?

Yes No ☒

Have you made a costs application with this appeal?

Yes No ☒

KINDLY REFER TO ATTACHED DOCUMENTS

H. FULL STATEMENT OF CASE (continued)

Please continue on a separate sheet if necessary

I. (part one) APPEAL SITE OWNERSHIP DETAILS

This must be completed for all appeals.
See section 3 of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A

A ☒

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

OR

C/D ☐

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form.

I. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals.
See section 4 of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding.

Please tick either (a) or (b).

Please tick **ONE** box only ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

A ☒

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

B ☐

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name

Address at which the notice was served

Date the notice was served (this must be within the last 21 days)

J. ESSENTIAL SUPPORTING DOCUMENTS

If we do not receive a written appeal documents by the deadline, the appeal will not be considered.

You **must** send the documents listed 1-6 below with your appeal form. Please tick the boxes to show which documents you are enclosing.

- | | | |
|---|---|---------------------------------------|
| 1 | A copy of the planning application sent to the LPA. | 1 ☒ |
| 2 | A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at <u>application stage</u> (this is usually part of the LPA's planning application form). | 2 ☒ |
| 3 | A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application. | 3 ☒ |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show <u>two named roads</u> so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 ☒ |
| 5 | Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
Please number them clearly and list the numbers here or on a separate sheet. | 5 ☒ |

LOCATION PLAN, SITE PLAN, DRAWING NO 06/15/WC-01

- | | | |
|---|---|---|
| 6 | Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). Please number them clearly and list the numbers here or on a separate sheet. | 6 |
|---|---|---|

You **must** send copies of the following, if appropriate:

- | | | |
|---|--|---------------------------------------|
| 7 | A copy of the design and access statement sent to the LPA (if required). | 7 ☒ |
| 8 | A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. | 8 |
| 9 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA . Acceptance of these will be at the Inspector's discretion. | 9 ☒ |

Please number them clearly and list the numbers here or on a separate sheet:

SEPARATE SHEET

- | | | |
|----|---|-------------------|
| 10 | Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements. | 10 |
| 11 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission , please enclose:
a) the relevant outline application;
b) all plans sent at outline application stage;
c) the original outline planning permission. | 11a
11b
11c |
| 12 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the <u>original permission</u> with the condition attached. | 12 |
| 13 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | 13 |
| 14 | If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over the local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. | 14 |

K. OTHER APPEALS

See section K of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

L. CHECK SIGN AND DATE

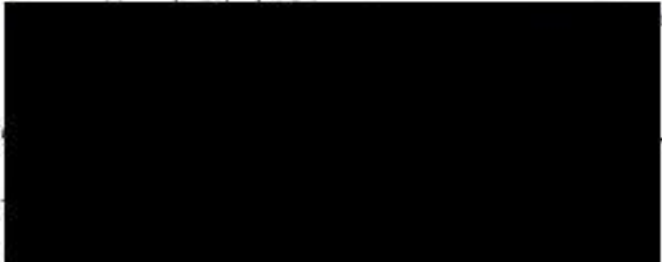
See section L of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out:

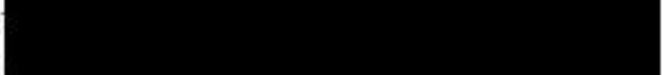
1 I have completed all sections of the form and the details of the ownership (sections I one and two) are correct to the best of my knowledge.

2 I have enclosed **all** the essential supporting documents listed in section J.

3 I have sent a copy of this appeal form and relevant documents to the LPA (if you do not we will not normally accept your appeal).

4 I have  (documents will be returned to you).

Signature Date 25-1-2016

Name (if  On behalf of (if applicable) MR & MRS J. JARRET



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

M. NOW SEND

It is your responsibility to make sure that you attach all appeal form and all supporting documents within the time limit. See section M of the guidance leaflet.

Send THIS form (not a photocopy of it) to us at:

Initial Appeals
PO Box 3035
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 9FG

Helpline: 0303 444 5000

Send a copy to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again; send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

You may wish to keep a copy of the completed form for your records

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

ORIGINAL DOCUMENTS.

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: MR First name: JAY
Last name: JAMES
Company (optional):
Unit: House number: House suffix:
House name:
Address 1: C/O AGENT
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: MR First name: J
Last name: BERRY
Company (optional): THE PROJECT SUPPORT PRACTICE
Unit: House number: House suffix:
House name: SUITE 12
Address 1: BASEPOINT BUSINESS CENTRE
Address 2: WATERBERRY DRIVE
Address 3:
Town: WATERLOOVILLE
County: HAMPSHIRE
Country: UK
Postcode: SO1 7TH

3. Description of the Proposal

Please describe the proposed development, including any change of use:

RETHINKING APPLICATION FOR RESTRUCTURED SMALL BUSINESS USE PER A
PERIOD PERIOD OF 3 YEARS

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

11/07/2011

date must be pre application submission

Has the building, work or change of use been completed?

☒ Yes

☐ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

11/07/2011

date must be pre application submission

4. Site Address Details

Please provide the full postal address of the application site:

Unit: _____ House number: 11 House suffix: _____

House name: _____

Address 1: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Address 2: _____

Address 3: _____

Town: Widnes

County: Cheshire

Postcode (optional): WA14 0AA

Description of location or a grid reference (must be completed if postcode is not known): _____

Easting: _____ Northing: _____

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.)

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name: Mr John Smith

Reference: Ref: 123456789

Date (DD/MM/YYYY): 12/01/2020
(must be pre-application submission)

Details of pre-application advice received:
GENERAL PROVISION IN RESPECT OF
CARLISLE ENVIRONMENT INVESTIGATION
AND THE DMS TO SUPPORT A
REPRODUCTION APPLICATION

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawing(s): _____

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: _____

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

If Yes, please provide details: _____

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

If Yes, please provide details of the name, relationship and role: _____

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material.

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☒	☐
Roof			☒	☐
Windows			☒	☐
Doors			☒	☐
Boundary treatments (e.g. fences, walls)	BRICK TO FRONT	UNCHANGED	☐	☐
Vehicle access and hard-standing	CONCRETE PAVED	UNCHANGED	☐	☐
Lighting			☒	☐
Others (please specify)			☒	☐

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:

DESIGN & ACCESS STATEMENT, DELIVERY SCHEDULE

10. Vehicle Parking

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

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	1	1	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)	1	1	0
Demolition Bus			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

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

If Yes, please include the details of the existing system on the application drawings and state references for the plants/drawings:

12. Assessment of Flood Risk

Is your 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 a 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 ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

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:

RESIDENTIAL BUILDING FROM WHICH
SMALL BUSINESS OPERATES

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

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 design, demolition and construction - Recommendations.

16. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?

If Yes, please complete details of the changes in the tables below:

Yes ☒

No ☐

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Social Rented	Not known	Number of Bedrooms					Total	Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Intermediate	Not known	Number of Bedrooms					Total	Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Key worker	Not known	Number of Bedrooms					Total	Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats and maisonettes	☐							Flats and maisonettes	☐						
Live-work units	☐							Live-work units	☐						
Cluster flats	☐							Cluster flats	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Unknown type	☐							Unknown type	☐						
Totals (a + b + c + d + e + f + g) =							Totals (a + b + c + d + e + f + g) =								
Total proposed residential units (A + B + C + D) =							Total existing residential units (E + F + G + H) =								

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

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

If you have answered Yes to the question above please add details in the following tables:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	☐				
Net tradable area:	☐				
A2 Financial and professional services	☐				
A3 Restaurants and cafes	☐				
A4 Drinking establishments	☐				
A5 Hot food takeaways	☐				
B1 (a) Office (other than A2)	☐				
B1 (b) Research and development	☐				
B1 (c) Light industrial	☐				
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
D1 Non-residential institutions	☐				
D2 Assembly and leisure	☐				
OTHER	☐				
Please Specify	☐				
Total	☐				

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

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full time equivalent
Existing employees	1		1
Proposed employees	1		1

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Wines and Spirits Shop	10:00 - 18:00	10:00 - 17:00	10:00 - 17:00	

21. Site Area

Please state the site area in hectares that

0.000000 ha

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.

NA

Is the proposal a waste management development? Yes ☐ No ☐

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (in tonnes of solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?

Yes ☐

No ☐

☒ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)
Other:	Other:	
Amount (tonnes):	Amount (tonnes):	

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you own the land, but not the building to which the application relates but the land is, or is part of

*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run

**agricultural holding has the meaning given in section 65(8) of the Act

Signed Applicant:

Date (DD/MM/YYYY):

18/04/2015

CE

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run

**agricultural tenant has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant

Address

Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
 - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.
- *owner: A person with a freehold interest or leasehold interest with at least 7 years left to run.
 **agricultural tenant: has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant

Address

Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

*owner: is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**agricultural tenant: has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form.

The correct fee:

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North.

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details).

The original and 3 copies of other plans and drawings or information necessary to describe the proposed application.

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 14 Certificate (Agricultural Holdings).

26. Declaration

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

Signed: Applicant:

Date (DD/MM/YYYY):

27/07/11

(date cannot be pre-application)

27. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

28. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

1433012047@bt.com

29. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

To:
Mr D J Boddy
The Project Support Practice
13 Elmwood Avenue
Waterlooville
PO7 7LG

For: Mr J Jarnet

The Town and Country Planning (Development Management Procedure) (England) Order
2015
Refusal of Planning Permission

Application Number: APP/15/00646

Site Address: 44 Warfield Crescent, Waterlooville, PO7 7JP

Proposal: Change of use from residential to mixed residential and Landscaping business supplying soil and turf. (Retrospective application).

Further to your application received on 10 June 2015 (which was valid from 10 June 2015) Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason(s) for the Council's decision to refuse planning permission is/are:

- 1 The ongoing business activity generated at the site is above and beyond a level considered to be acceptable in a residential area and results in an unacceptable level of general disturbance and noise to neighbouring properties. The proposal is therefore contrary to policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

In coming to its decision the Council considered plans and other documents submitted with regard to your application and the relevant policies of the Havant Borough Local Plan and other planning policy documents including the National Planning Policy Framework 2012.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
05 August 2015

Our Ref: APP/15/00646

PLANS & DETAILS

in respect of

RETROSPECTIVE PLANNING APPLICATION

for

RESTRICTED SMALL BUSINESS USE

at

**44, WARFIELD CRESCENT
WATERLOOVILLE
HAMPSHIRE
PO7 7JP**

for

MR. & MRS. J. JARNET

June 2015.

THE PROJECT SUPPORT PRACTICE
Surveyors - Concept & Architectural Design
Project Management - Claims Consultants.
Suite 12 - Basepoint Business Centre - Waterberry Drive
Waterlooville - Hampshire - PO7 7TH.
Tel: 02392 299 539. tpsp@hotmail.co.uk.

INTRODUCTION

The property in question is a traditional style bungalow positioned on the east side of Warfield Crescent in Waterloo. It has an average sized garden that backs onto the adjoining cemetery.

It is link attached by a garage with the property to the south of the site. Previously a Planning Approval was granted for the provision of a rear extension which included for the provision of rooms in the roof.

An additional enclosed parking area has been located directly in front of the original garage and the Local Authority has confirmed to the owner that this structure is entirely legal.

The front area comprises a hard surfaced courtyard / parking area and the owner has provided a substantial hedge inside the front boundary so as to visually obscure this facility.

An open bar gate forms the main entrance to the property.

The current owners have operated a small business from the property for the last nine years. The business is generally of a landscape nature providing soil and turf to numerous customers. On some occasions turf is delivered to the owner's property prior to it being taken to a site. This temporary storage occurs over a very short time period and is less than 24 hours.

The Local Council have recently responded to a complaint received and, as a result, have reflected on the information / data provided by the complainant. This resulted in a site meeting with the owner and a subsequent letter being sent to the owner by Havant Borough Council.

The owner is of the unquestionable opinion that the items outlined in the letter do not reflect an accurate situation and the complainants issues are based on an isolated incident.

This Retrospective Planning Application is being submitted in an attempt to regularise the current situation.

Relevant items supporting this are considered to be as follows:

- The owners have operated this small business for a period of nine years and have support from numerous neighbours. This will be qualified when those in close proximity to the property are made aware that an application has been registered and are requested, as individuals, to make the Council aware of their views.
- The owners have been respectful of the area and also their neighbours. As previously mentioned they have provided a substantial hedge to obscure any short term storage on the courtyard.
- Due to the owners unfortunate health problems a forklift has been provided so as to assist easy and rapid loading onto his trailer for onward delivery. It should be noted that the size of the forklift has been deliberately restricted so that it cannot be viewed when behind the hedge and can also be parked, out of sight, within the covered area.
- On occasions when deliveries have been made to their property they have requested that it be after 9 30 am so as to reduce any impact on school runs.
- As there has been a question concerning the extent and regularity of the home deliveries the agent has obtained from the owners accountants all delivery notes and invoices and has prepared a schedule of the true situation and this is attached to this document.
Whilst all the relevant paperwork has not been copied and attached they are available for viewing should any third party wish to question the accuracy of same.
- There has been a question concerning the suitability of the road to take delivery lorries. This is not accepted as the road is a public highway and is therefore considered to be 'fit for purpose'. As such it easily accommodates the heavy commercial vehicles such as the Councils refuse lorries on a weekly basis.
- The screened courtyard / parking facility at the front allows for the parking of a number of cars and a trailer. This is not considered inappropriate for a normal dwelling when caravans, boats and commercial vehicles are regularly parked on domestic driveways.

CONCLUSION:

When taking into account the documents included within the application it is felt that the current use cannot be considered inappropriate, especially when reflecting on the numerous small businesses, operating from home, that exist within the Waterloooville area. As such it is not considered as being controversial and is looking for support from the Local Authority.

If, however, the Case officer considers that there are points of concern the agent would be only too pleased to attend a meeting in order to address same.



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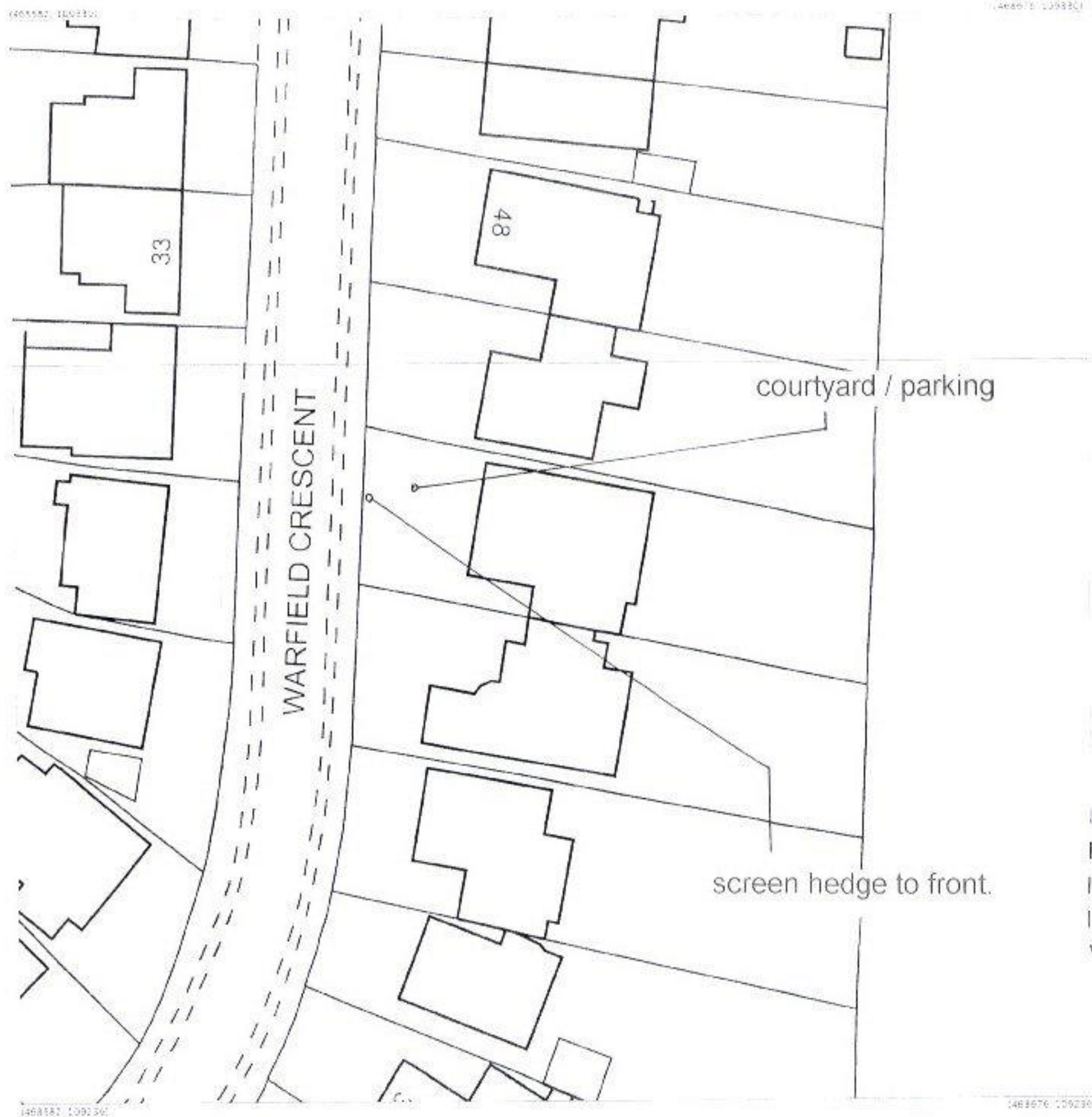
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The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



14, Warfield Crescent, Waterloo
PO7 7JP

Supplied by Latitude Mapping Ltd
Reference: OI857482
Centre coordinates: 468629 109283



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The representation of a road track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



44, Warfield Crescent, Waterloo
PO7 7JP

Supplied by: Latitude Mapping Ltd
Reference: Q1657479
Centre coordinates: 468529 109230

DESIGN & ACCESS STATEMENT

It should be noted that this has been prepared in accordance with the guidelines as laid down by the Commission for Architecture and the Built Environment.

1. USE.

The property in question is a bungalow with an attached garage and a large forecourt to the front. The study within the property has doubled up as a small office to assist the running of the business. The garage facilitates the storage of a small forklift. The front forecourt allows for the parking of vehicles and a trailer and also the occasional temporary placing of materials [for a short period of time] prior to them being removed to customers gardens. The large forecourt and the use of this as a parking facility is in keeping with numerous other properties within the area, including that directly to the south of the site.

2. AMOUNT.

No additional development is being applied for. The site will remain unchanged and will continue to operate in the same way that it has for the last nine years.

3. LAYOUT.

The attached plans highlight the study within the building and also the front forecourt used for off road parking.

4. SCALE.

There are no issues with regard to scale. As previously pointed out the current garage is used for the storing of the small forklift and the front forecourt is typical for the area.

5. LANDSCAPING.

There will be no alterations to the existing but it will be noted that in the introduction it was pointed out that a substantial hedge exists on the front boundary and this will be retained.

6. APPEARANCE.

There will be no change to the existing appearance.

7. ACCESS.

The current access to the site and also to the garage will remain as existing.

NUMBER OF DAILY DELIVERIES FOR EACH MONTH.

	TO WARFIELD	DIRECT TO SITE.
2013.		
JANUARY.	0	0
FEBRUARY.	0	0
MARCH.	0	1
APRIL.	1	13
MAY.	2	10
JUNE.	0	8
JULY.	2	4
AUGUST.	3	12
SEPTEMBER.	2	5
OCTOBER.	3	10
NOVEMBER.	0	2
DECEMBER.	0	2

NUMBER OF DAILY DELIVERIES FOR EACH MONTH.

	TO WARFIELD	DIRECT TO SITE.
2014.		
JANUARY.	0	0
FEBRUARY.	2	0
MARCH.	2	5
APRIL.	2	13
MAY.	3	18
JUNE.	4	10
JULY.	1	3
AUGUST.	5	6
SEPTEMBER.	11	8
OCTOBER.	2	5
NOVEMBER.	5	3
DECEMBER.	1	3

NUMBER OF DAILY DELIVERIES FOR EACH MONTH.

	TO WARFIELD	DIRECT TO SITE.
2015 [TO DATE].		
JANUARY.	0	2
FEBRUARY.	4	3
MARCH.	9	11
APRIL.	2	25
MAY.	0	8
JUNE.		
JULY.		
AUGUST.		
SEPTEMBER.		
OCTOBER.		
NOVEMBER.		
DECEMBER.		

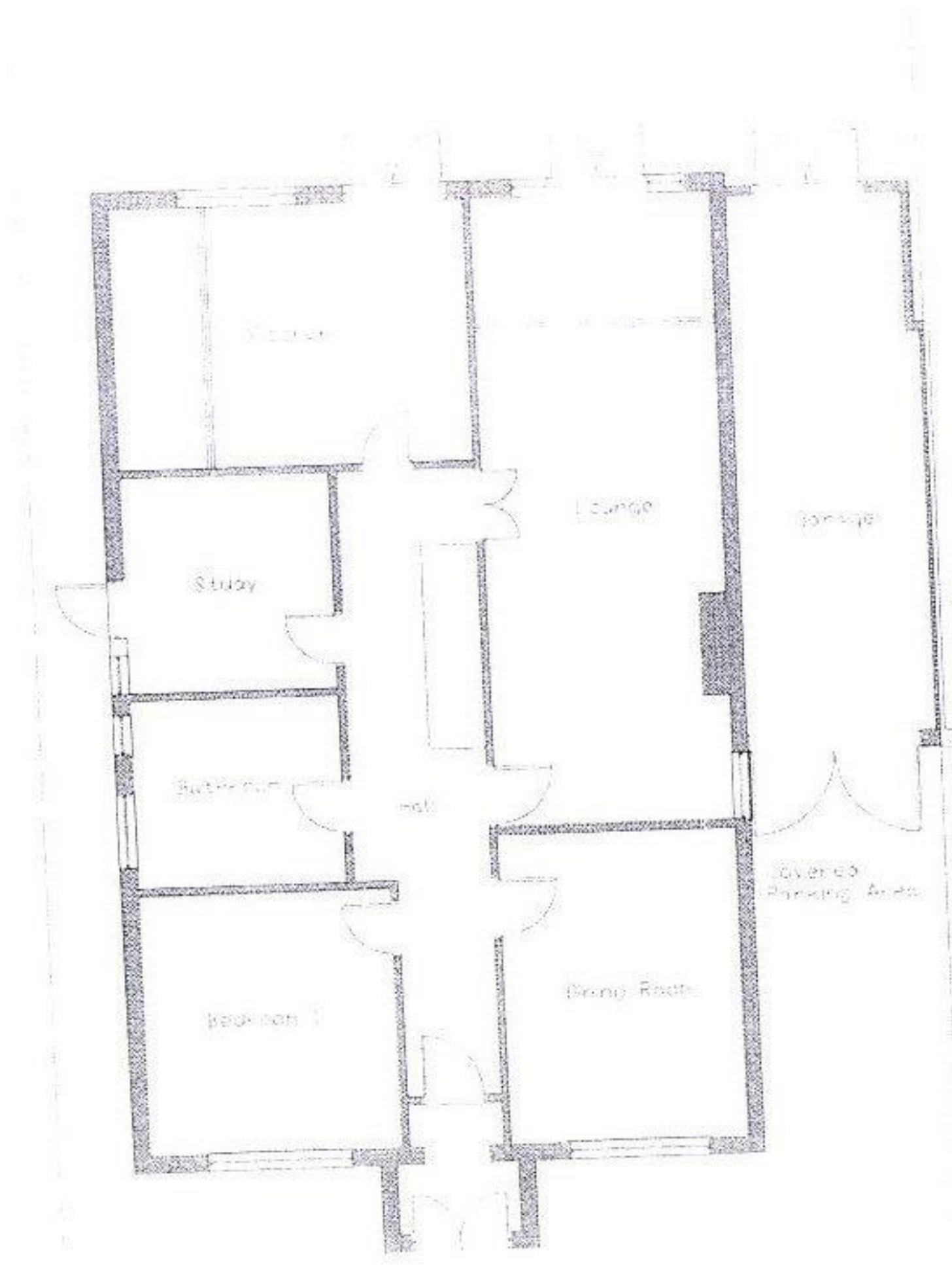
SUMMARY OF DELIVERIES.

	2013.	2014.	2015. [to date]	TOTALS.
TO WARFIELD CRES.	13.	38.	15.	66.
DIRECT TO SITE.	67.	74.	49.	190.

NOTE:

The above reflects a situation whereby 35% of the deliveries came to Warfield Crescent. However it will be seen that there was an abnormal number of deliveries to the address in September 2014 and March 2015. It can be seen that this is a rare occurrence and an assessment of the other months confirms that the number of deliveries over a 28 month period computes to approx. 0.41 deliveries per week.

This drawing is a floor plan of a proposed building extension. It shows the layout of the building, including the existing structure and the new extension. The drawing is a technical drawing and should be used as a guide for construction. It is not a photograph and should not be used for any other purpose.



1:100
 1:200
 1:500
 1:1000
 1:2000
 1:5000
 1:10000

Project:
 Proposed Ground floor
 extension
 at
 the Warfield Crescent
 water supply works P.D. 10.8
 Date:
 10/10/77
 Drawn:
 10/10/77
 Checked:
 10/10/77
 Approved:
 10/10/77

SUPPORT DOCUMENTS.

SUPPORTING STATEMENTS.

RESPONSE TO SPECIFIC REASONS FOR REFUSAL AS QUALIFIED BY HAVANT BOROUGH COUNCIL.

POLICY DM10.

This policy refers specifically to pollution.

The following points are confirmed by the Applicant.

It will be noted that the only one vehicle and a trailer operated by the business are present on the forecourt. This is generally in the evenings and at weekends.

A small fork lift is parked under cover in the applicant's garage.

Deliveries to the address are by Heavy Goods Vehicles.

Having now qualified the above it is respectfully requested that note be taken of the following:

The presence of the single car and trailer has less effect than a situation that is quite normal in a residential location – two cars on a front forecourt [with possibly a boat and / or a caravan]

The small forklift is kept under cover. The number of deliveries to the property, as shown on the included original schedule, amounted to only 0.41 deliveries per week. It should also be noted that for the majority of deliveries the forklift is not required.

Whilst it is appreciated that deliveries by a Heavy Goods Vehicle do take place the number of same are so infrequent that the question of them having an unacceptable effect on pollution is contested.

Deliveries by Builders Merchants, Retail Outlets and Supermarkets are now a normal occurrence and it is stressed that these have a more detrimental effect than that suggested from the applicants address.

POLICY CS16.

This policy refers to High Quality Design.

A refusal referring to this policy is neither accepted or even understood.

The Inspector will note that the front area of the address is no different

from a normal forecourt setting with parking provided.

It is actually felt that the provision of soft landscaping in the form of a well maintained hedge and quality gates enhance the visual aspect. It will be noted that other properties within the Crescent do not match this standard.

NATIONAL PLANNING POLICY FRAMEWORK 2012.

The Inspector will undoubtedly be aware of Sections 1 to 13 of this Policy.

It is felt that the requirements of Section 7 [Requiring Good Design] have been adequately responded to above.

Having regard to Chapter 1 it is felt that the final guideline under Paragraph 21 is relevant:

'facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'

Whilst it is felt that other Sections have no specific bearing on this Application due considerations should be given to the following:

There is a general desire for any small business to be supported just as there is an understanding that a large number operate from home. The Federation of Small Businesses not only supports this approach but is currently active nationally in urging all Councils to follow suit.

Attached to this document are the following:

1. Details of relevant deliveries for the three months following those highlighted within the original application details. As previously advised supporting paperwork can be offered to verify the numbers quoted.
2. A local map / legend that identifies similar business operations within the immediate area. Whilst there was the opportunity to highlight numerous situations where businesses were operated from residents home it was felt that it would be more appropriate to refer to a smaller number that were considered more relevant.

CONCLUSION.

The original Application was positively supported not only by the vast

majority of the residents within Warfield Crescent but also the relevant Member of Parliament. Details of same are obviously available to view on the Councils Web site.

Considered of extreme relevance is the communication sent to the Council from the adjoining owner. Although this can be seen on the Councils Web site a copy of same is attached.

The resident incorrectly states that the business operates evenings, weekends and Bank Holidays.

More importantly the final summary states:

'It has made a significant difference to the area with no disruptions from the forklift truck, fumes and unsightly storage whilst deliveries from big lorries have ceased and now require to be delivered and stored elsewhere'

She is of the opinion that the business has ceased operating from the applicants property. Not only is this not the case, it actually highlights [from the direct neighbour] just how little effect Mr. & Mrs Jarnet's business has on the immediate area.

When taking all the supporting details into account the Inspector is respectfully asked to support this Appeal.

NUMBER OF DAILY DELIVERIES FOR EACH MONTH.

	TO WARFIELD AVE.	DIRECT TO SITE.
2015.		
JUNE.	0	14
JULY.	0	17
AUGUST.	0	4

1. TREE SURGEONS BUSINESS.
2. DOUBLE GLAZING COMPANY.
3. COURIERS BUSINESS.

1. TREE SURGEONS BUSINESS.
2. DOUBLE GLAZING COMPANY.
3. COURIERS BUSINESS.

4. DENTISTS SURGERY.
5. OSTEOPATHS SURGERY.
ALL HAVE EXTENSIVE PARKING
TO THE SUPPORT THEIR BUSINESS.

POSITION OF
No. 44, WARFIELD CRESCENT
WATERLOOVILLE
PO7 7JP

Waterlooville

Planning proposals online comment form

Name*

Resident

Address*

42 Warfield Crescent,
Waterlooville,
Hampshire.

Post Code*

PO7 7JP

Your telephone number

Your email address

Planning application ref. no. eg
05/1234/00

APP/15/00646

Application site address

44 Warfield Crescent,
Waterlooville,
Hampshire.
PO7 7JP

Applicant's name

Mr Jay Jarnet

Why you think permission should
or should not be given

COMMENTS ON - INTRODUCTION AND DESIGN AND ACCESS STATEMENT

The property in question, '44 Warfield Crescent', does provide a hedge to the front and the north side around the forecourt but is completely open on the south side of the property. This gives the property immediately next door on the south side full impact on the visibility, the noise and the fumes generated by the business from the forklift truck and deliveries throughout the day.

The large forecourt of the property in question and the use of this area as a delivery and storage facility for materials and a forklift truck is not in keeping with numerous other properties within the quiet residential area, including that directly to the south of the site which is a lawned area with flower beds and a double driveway.

The business has become a lot busier in the last year and operates during the week, evenings, weekends and Bank Holidays. This involves loading or unloading the trailer and unloading delivery lorries with the forklift truck.

The access to the property in question is difficult for the manoeuvring of the lorries and the truck and trailer in and out of the forecourt due to the cars parked across the road and the grass verges. This has resulted in damage occurring to the road surface by the large delivery vehicles manoeuvring in and around the confined space outside of 44 Warfield Crescent and the forecourt.

The increasing lorry deliveries and storage of 'One Ton Soil Bags' and 'Pallets of Turf' increases the use of the forklift truck due to regularly moving the heavy items around. Storage of these items is usually more than a 24hr period and regularly replaced with new stock. The forklift truck is left outside most of the time with the 'One Ton Soil Bags' and 'Pallets of Turf' piled up on the forecourt. This is due to the garage and the enclosed parking area being solely used for an additional vehicle.

The delivery of 'Pallets of Turf' and 'One Ton Soil Bags' by lorries can occur anytime of the day and block the road to other road users and also block the entrance to my driveway while the forklift truck is used to unload 'Pallets of Turf' and 'One Ton Soil Bags'. The pedestrian pathway is also blocked by the forklift truck manoeuvring across the pathway from the road to the property forecourt which may also present an issue to pedestrians.

The property in question had the forecourt concreted at the end of last year. Their cars are usually parked on the road inefficiently, so that other car owners don't park there, to ensure there is space opposite the property at the end of the parking bay to help the truck and trailer manoeuvre in and out of the forecourt. The forecourt is used as a storage area required for the 'One Ton Soil Bags', 'Pallets of Turf' and the area is purposely left clear of cars to ensure that there is enough space to manoeuvre the forklift truck to load and unload the trailer and deliveries.

Businesses running from a residential property do not normally involve regular deliveries of heavy loads and constant unloading and loading using a forklift truck throughout the day, evening, weekends and Bank Holidays.

The disruption caused is not acceptable for a quiet residential area with the full view of all activities of the business from deliveries to forklift truck use and unsightly storage, general noise and fumes. This fact may not be fully appreciated or understood by residents who don't live in the immediate vicinity of the property or are unaware of the actual operations taking place.

SUMMARY

As a wheelchair disabled resident of Warfield Crescent, who works part time and now spends more time at home, I feel that the enjoyment of living here is affected by the business running immediately next door. This is a quiet residential area, a fact very important to me as a wheelchair user, and it has been for more than a month now, since the Council found the business at '44 Warfield Crescent' to be in breach of Planning consent and required to operate from another location. It has made a significant difference to the area with no disruptions from the forklift truck, fumes and unsightly storage whilst deliveries from the big lorries have ceased and now require to be delivered and stored elsewhere.

I am more than concerned about the change of use of '44 Warfield Crescent' from residential to a mixed use property as it may set a precedence for other residential home owners to set up similar businesses that should be run in an industrial unit setting and not in a quiet residential area.

If the business was allowed to continue at '44 Warfield Crescent' it would once again be operating like an industrial unit immediately next door which will have a detrimental effect on my quality of life and to the values of surrounding properties.