

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

**19B Frogmore Lane, Waterlooville, Hampshire,
PO8 9QN**

**Local Planning Authority Reference:
APP/19/00988**

**Planning Inspectorate Reference:
APP/X1735/W/19/3243789**

HAVANT BOROUGH COUNCIL

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR & MRS S PERKINS AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR VARIATION OF CONDITION 2 OF PLANNING PERMISSION APP/18/00489 (CONSTRUCTION OF TIMBER FRAME OUTBUILDING IN REAR GARDEN) TO ALLOW FOR LIMITED USE OF OUTBUILDING AS PILATES STUDIO. (RESUBMISSION)

Planning Inspectorate Reference: APP/X1735/W/19/3243789

LPA REF: APP/19/00988

1. THE APPEAL SITE AND ITS SURROUNDINGS

- 1.1. The application site is a modern two storey semi-detached property with a brown tiled pitched and half barn hipped roof and elevations of red multi brick, which falls within a settlement policy boundary. The site is level with open vehicular access to the front leading to a tarmac drive, with walls ranging in height from 1 metre to 2 metres to all boundaries. The rear garden is approximately 19 metres in depth with astro turf and an area of decking with a 2 metre high wall to the northern boundary and a 1.6 metre high fence to the southern boundary. The rear garden is at a slightly higher level than the garden of the adjoining property at number 19a Frogmore Lane.
- 1.2. The adjoining semi-detached property is to the south, a modern two storey detached property is to the north-east, the gardens of properties in Ash Copse are to the rear and a detached chalet style dwelling is opposite. The area is of medium density with detached and semi-detached two storey dwellings, chalet style dwellings and bungalows of similar and different age, style and design.
- 1.3. The outbuilding the subject of the appeal, lies to the rear of the back garden.

2. RELEVANT PLANNING HISTORY

APP/19/00988 Variation of condition 2 of planning permission APP/18/00459 (Construction of timber frame outbuilding in rear garden) to allow for limited use of outbuilding as a Pilates studio. (Resubmission). Refused for the following reason and subject of the appeal:

“Due to the hours proposed which includes early evenings and Saturday mornings, the scale of the proposal would cause unacceptable harm to the character of the locality and amenity of neighbours through noise, disturbance and loss of privacy and therefore is contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.”

APP/19/00765 – variation of Condition 2 of planning permission APP/18/00459 to allow for limited use of outbuilding as Pilates studio – withdrawn 25/9/2019

APP/18/00459 – Construction of timber frame outbuilding in rear garden – conditional planning permission 24/7/18, including condition 2 the subject of this appeal

3. **THE APPLICATION**

- 3.1 The proposal is a resubmission of an application seeking a Variation of Condition 2 of planning permission APP/18/00459 to use a rear outbuilding as a Pilate studio for up to 10 hours a week on a 1-1 basis, between the hours of 9:00 - 13:00 and 17:00 - 19:00 Mondays to Fridays and 09:00 -1300 on Saturdays. The 10 sessions would last between 45 to 60 minutes.
- 3.2 Parking would be available, through the existing provision at the front of the house, with clients directed to the pathway to the north, to the outbuilding in the rear garden. The proposal does not include any changes to the exterior of the outbuilding.
- 3.3 Condition 2 on planning permission reference APP/18/00459, which was reasonable and necessary for the development permitted, stipulates:

"The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

4 **PLANNING POLICIES**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Pre-submission Havant Borough Local Plan 2036

The Pre-submission Havant Borough Local Plan 2036 was approved by the Council on 30 January 2019 and was subsequently published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 4 February 2019 to 18 March 2019. The next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption.

Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced below are

currently afforded some weight, dependent on the level of objection received to each individual policy during the consultation process.

The relevant planning policies of the emerging Local Plan, which are at Appendix B, are:

IN3 – Transport and Parking in New Development

E22 – Amenity and Pollution

5. **PLANNING CONSIDERATIONS**

- 5.1 To avoid repetition, the attached Officer's report (Appendix C) sets out in detail the planning position of the Local Planning Authority (LPA) in respect of the appeal. The Inspector's attention is also drawn to the representations supporting and objecting to the appeal, both at the application and appeal stage. As the Inspector will note from the Officer's report, the key issue is whether the scale of the use promoted by the appellant is acceptable in terms of its impact on the character and appearance of the area and on the amenities of neighbouring properties. The LPA's view, having full regard to all material considerations, is that the scale of the business use in this residential area is unacceptable; hence the refusal of planning permission.
- 5.2 The LPA accepts that the number of hours sought by the Appellant to use the outbuilding for commercial purposes, is less than that applied for under planning application reference APP/19/00765, which were Monday-Friday 09.00-12.00 and 17.00-20.00, Saturdays 0900-16.00 & Sundays 10.00-16.00, for up to 3 people. This application was withdrawn following discussions with the appellant.
- 5.3 The LPA fully understanding the use at appeal and in coming to a refusal was not unduly influenced by third party representations, some of which supported the activity. As the Inspector will note from the Officer's report and the appeal documents, the appellant seeks to use an existing rear outbuilding, with access from a side footpath, as a Pilates Studio, for up to 10 sessions a week of between 45 to 60 minutes a session on a 1-1 basis, between the hours of 9:00 - 13:00 and 17:00 - 19:00 Mondays to Fridays and 09:00 -13:00 on Saturdays. This in total, covers a period of 34 hours when the Studio would be open for business, albeit for 10 hour sessions per week. This level of activity, which is not considered to be incidental to the enjoyment of the dwellinghouse, would be unacceptable in terms of residential amenity and impact on the locality. The proposal is not a reasonable balance between the use of the building and safeguarding the locality and residential amenity and would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and Government advice in the National Planning Policy Framework and emerging policy.
- 5.4 During the determination of the application, the LPA discussed with the appellant the possibility of a reduced level of commercial use operating from the outbuilding. This was based on mornings only, Mondays to Friday i.e. 20 hours per week and on a temporary basis i.e. for 1 year, so that the use could be monitored. These discussions were not fruitful and having due regard to all material planning considerations the application was refused.
- 5.5 As to the reason for refusal, the attached officer's report considers in detail the matters in this regard. The LPA has also considered in detail the appellant's statement, that has not raised new material planning considerations to indicate an alternative decision. In weighing the balance to be struck between this level of commercial use and protecting the character of the area and residential amenity, it is considered that the

harm that would be caused would significantly and demonstrably outweigh the benefits of this commercial use, which is not compliant with prevailing national and local planning policies.

6. **CONCLUSION**

6.1 That due to the hours proposed which includes early evenings and Saturday mornings, the scale of the proposal would cause unacceptable harm to the character of the locality and amenity of neighbours through noise, disturbance and loss of privacy and therefore would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Government advice in the National Planning Policy Framework and emerging policy.

6.2 The Inspector is requested to dismiss the appeal.

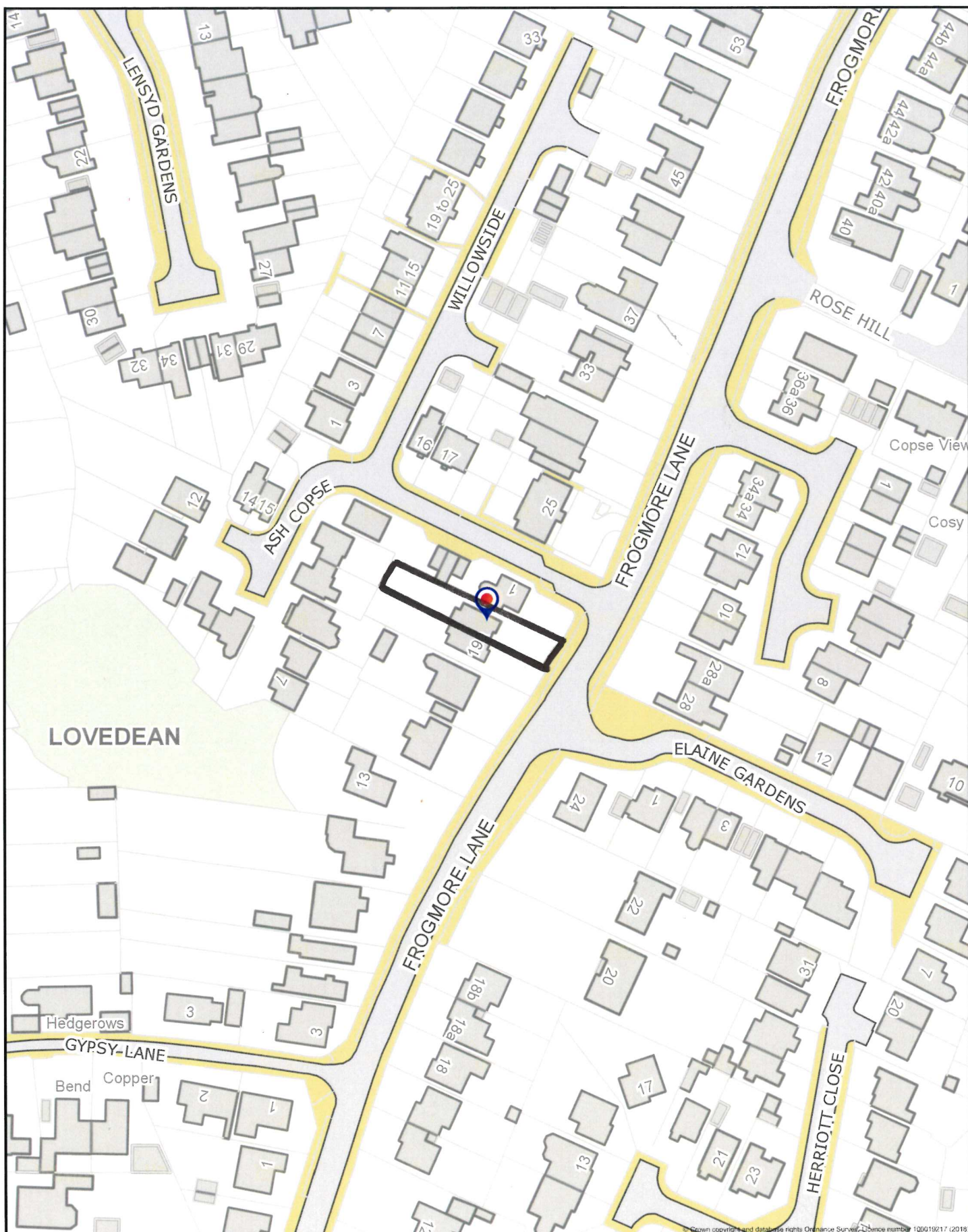
APPENDICES

- (A) Borough Map and 1:1250 Location Plan
- (B) Policy from the Pre-submission Havant Borough Local Plan 2036
- (C) Officer's delegation report for this appeal
- (D) Suggested conditions

APPENDIX A

Borough of Havant





19B Frogmore Lane

 N Scale: 1:1250

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Havant
BOROUGH COUNCIL

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APPENDIX B

IN3 | Transport and parking in new development

Why this policy is needed

- 4.28 There are many things designers of new development can do to ensure that new places are safe to get around, connect well to the surrounding area and encourage people to use sustainable modes of transport.
- 4.29 The Council and its partners are committed to investing in transport improvements to support the development proposed in this Plan (see Policy IN2). Developers must play their part by designing their development for safe and easy movement by a variety of modes. They must also mitigate any transport impacts on the highway network beyond their site, which are likely to be caused or severely exacerbated by their development.
- 4.30 The Government is committed to accelerating the shift to low carbon transport, ending the sale of conventional petrol and diesel vehicles by 2040, developing one of the best electric vehicle charging networks in the world, and investing to make cycling and walking the natural choice for shorter journeys³⁹. This shift can only take place at a national level if it takes place locally.

IN3 | Transport and parking in new development

Development proposals will be permitted, provided that the site is designed so that:

- a. Safe and suitable access to the site is provided for all people and modes of transport;
- b. Sustainable modes of travel are encouraged and supported through on and/or off-site measures;
- c. The site layout encourages lower vehicle speeds, and prioritises the safe and convenient movement of pedestrians and cyclists within the site;
- d. Pedestrian and cycle routes are provided which conveniently reach all parts of the site, and link with the wider network beyond the site, providing a high level of permeability;
- e. Any existing public rights of way are safeguarded and where appropriate improved, and new routes provided where appropriate;
- f. The streets and public and private parking areas contribute positively to the design of the development and deliver a high quality public realm, including the use of high quality materials and integration of landscaping;
- g. Sufficient visibility and lighting is provided for the safe and convenient use of the roads, cycle routes, walking routes and parking places;
- h. Adequate provision is made for varying sizes of vehicles, including refuse and emergency vehicles, to access all parts of the site, park, load, unload and turn safely and conveniently;
- i. Provision is made for the parking of cars, motor cycles and cycles in line with Council standards;
- j. Electric Vehicle charging infrastructure is provided for:
 - i. Each new residential unit with private off-street parking;
 - ii. An appropriate number of spaces in shared parking at residential and commercial development where long-term parking for staff or residents is provided.
- k. Where required, a satisfactory Transport Statement or Transport Assessment is submitted in support of the planning application to evaluate transport impacts, and to demonstrate that

³⁹ [Clean Growth Strategy - Department for Business, Energy & Industrial Strategy \(October 2017\)](#)

proposed transport improvements will meet the needs of the development and mitigate adverse impacts;

- l. The traffic generated by the development, taking into account any proposed avoidance and mitigation measures, would not result in severe cumulative impacts on the transport network or the environment;
- m. Where required, a Travel Plan is provided in support of a planning application where appropriate in relation to the scale and type of development.

How this policy works

- 4.31 Developers are expected to consider carefully the traffic and transport implications of their development, both within the site itself as well as on the local network surrounding the site and the wider strategic network. The aim must be to facilitate easy, convenient and safe travel to/from and movement around the site for everyone, with a focus on minimising the need to travel by car.
- 4.32 Applicants should refer to *Manual for Streets*⁴⁰ and other recognised guidance and standards⁴¹, to ensure that their designs are fit for purpose.
- 4.33 It is important that streets, including footways, and public parking areas in new development are not only safe and fit for purpose in highway terms, but also deliver an attractive public realm which uses high quality materials and relates well to the buildings in the scheme.
- 4.34 Street design, layout, materials and street furniture should make the public areas and streets safe, pleasant and sociable places, which encourage use by pedestrians and cyclists (see also Policy E1 – High Quality Design). Opportunities should also be taken to improve cycle and pedestrian connectivity beyond the site. Applicants' Design and Access Statements (and/or Transport Statements) will be expected to specifically address how sustainable modes of travel have been encouraged, with particular reference to criteria a-g of this policy.
- 4.35 Adequate provision must be made for the parking of cars, motorcycles and cycles to discourage informal parking within the site or an increase in parking in the surrounding area. Compliance with this will be assessed against published parking standards for Havant Borough⁴².
- 4.36 Where applicants rely on garages to comply with parking standards, the Borough Council will remove permitted development rights which would allow residents to convert the space into living accommodation without planning permission.
- 4.37 It will not be acceptable for management companies to ban unreasonably the parking of certain types of vehicles, such as vans, on new developments. Where such restrictions are in force, this prevents the free use of the parking spaces provided in compliance with parking standards, and can lead to unacceptable overspill of these vehicles into neighbouring areas. To address this, the Council will only agree management plans which do not place unreasonable restrictions on the parking of certain types of vehicles.
- 4.38 Providing well-located, safe, and secure cycle parking helps to encourage increased numbers of people to cycle. It is expected that all cycle parking should therefore be conveniently located both in relation to buildings and to roads and/or cycle routes; located in an actively used area, well-lit

⁴⁰ *Manual for Streets – Department for Transport (2007)*

⁴¹ Including HCC's *Technical Guidance Notes*

⁴² The Parking Standards are set out in the *Parking Supplementary Planning Document (July 2016)*, or any subsequently published update to that SPD.

and overlooked, and made of vandal resistant materials. Every residential development will therefore be expected to provide long stay, dry and secure (overnight) cycle parking for residents, with larger development providing short term spaces also. Non-residential development will be expected to provide both long and short stay cycle parking, to meet the needs of those who are likely to be at the property for extended periods, such as staff, and those who might only remain for a few minutes or hours, such as visitors and customers. Detailed standards are set out in the Parking Standards SPD.

- 4.39 The Council expects all applicants to consider how the physical design as well as the future operation of the development can encourage and support travel by non-motorised modes and by public transport, and to put forward proposals as part of their application. Proposed measures should be commensurate with the nature and scale of the development scheme. They may be on or off-site physical works, and/or softer measures related to the future operation of the development. On larger schemes, it may be necessary to provide for bus access into the site with suitably located bus stops, and pre-application discussions on this matter are encouraged.
- 4.40 Looking to the future, the demand for electric vehicle charging will grow, as electric vehicles begin to replace those powered by petrol and diesel. New development will last well into the era when electric vehicles are likely to be commonplace. To avoid the need for difficult and expensive retrofitting in the future, new developments should include electric vehicle charging infrastructure. This applies both to new homes and to commercial development as set out below. An EV charging point will be expected for each new home with private off-street parking. In other developments, applicants should consider and justify the level of EV charging point provision proposed. As a minimum, in residential schemes with shared parking (such as flats) and commercial development where users are likely to park for significant periods (such as workplaces and hotels), the Council expects a minimum of 10% of the spaces to provide charging points. In addition, the Council expects developments to be future proofed so that they are able to accommodate a future increase in the demand for on-site electric vehicle charging points. This could include installation of ducting and ensuring sufficient electrical capacity for parking areas.
- 4.41 In terms of the impacts of development on the wider transport network beyond the site, applicants are expected to demonstrate that their proposals would not have severe impacts on the network, either by themselves or cumulatively. This includes both the Local and the Strategic Road Network.
- 4.42 Applicants are required to submit a Transport Assessment or a Transport Statement to explore the potential transport impacts of their proposal. Transport Assessments are thorough assessments of the transport implications of development. Transport Statements are a 'lighter touch' evaluation, to be used where this would be more proportionate to the potential impact of the development (i.e. in the case of developments with anticipated limited transport impacts). Applicants should agree with the Council at the pre-application stage what evaluation is needed in each instance. Advice is also available from Hampshire County Council as Highway Authority⁴³.
- 4.43 Where the transport impacts of development are likely to be insignificant, for example for very minor development proposals, it may be that no Transport Assessment or Statement is required. Equally, a Transport Assessment or Statement may be required where cumulative effects are expected.
- 4.44 Transport Assessments and Transport Statements may propose mitigation measures where these are necessary to avoid unacceptable impacts. The Council will use this evidence to establish

⁴³ See [Highways Development Planning](#) on Hantsweb

whether the residual transport impacts, taking into account the proposed mitigation, are likely to be “severe”, which may be a reason for refusal, in accordance with the National Planning Policy Framework⁴⁴.

- 4.45 For allocated sites across the Borough, the strategic Transport Assessments for the mainland and Hayling Island are a useful starting point for considering likely transport impacts. For Hayling Island and Langstone, a microsimulation model is available to assess highway impacts in this part of the Borough in more detail. To support this plan, it was used to assess the impact of the sites allocated on the island, together with mitigation, which is reflected in the Infrastructure Delivery Plan and Policy IN2. Applicants for developments on unallocated Hayling Island sites or in Langstone will be expected to use the microsimulation model to assess the impact of their proposals on the highway network and to model their proposed mitigation measures.
- 4.46 In assessing the expected impacts and effectiveness of the proposed mitigation package for a development scheme, the Council will not accept undue reliance on assumed uptake of sustainable travel choices. Therefore, transport assessments should assume that all users of a development will choose the worst impact modes of travel, and any mitigation package should be designed to address these effects on the highway network in full. Nevertheless, the Council expects proposals to include measures to encourage sustainable travel, in order to minimise the impacts.
- 4.47 S106 agreements will be used to secure any necessary transport mitigation measures, alongside S278 agreements, which are used to facilitate necessary changes to the public highways, such as creating a new access for a site.
- 4.48 Where a Travel Plan is required, the results of any Transport Statement or Transport Assessment should also be used to inform the content of that plan. The primary purpose of a Travel Plan is to identify opportunities for delivering sustainable transport initiatives and for avoiding unnecessary travel, to reduce the demand for travel by less sustainable modes. Travel Plans can therefore play an effective role in taking forward those mitigation measures which relate to on-going occupation and operation of the development.

⁴⁴ NPPF paragraph 109

E22 | Amenity and pollution

Why this policy is needed

- 5.285 The purpose of the policy is to control the adverse effects which could occur as a result of new development on existing occupiers, as well as through the inappropriate location of new development close to sources of pollution or other threats to amenity.

E22 | Amenity and pollution

Development proposals will be permitted where:

- a. Projected levels of noise, odour, vibration, light, water or air pollution do not have a likely significant negative effect on the amenity of existing and future users of the site, nearby occupiers or the wider environment; or
- b. Measures are provided which are suitable for the purposes intended and will ensure that any likely significant negative effect on receptor(s) are mitigated to an acceptable level.

How this policy works

- 5.286 Some forms of development result in pollutants but are necessary to meet the economic and social needs of the Borough. This includes industrial uses which, although needed, may be detrimental to amenity. Adverse effects can also occur as a result of the inappropriate location of new development close to sources of pollution or other amenity impacts.
- 5.287 Developers must submit sufficient information to establish whether a significant negative effect is likely to result from development. The latest body of authoritative guidance will inform what amounts to a “significant effect” or an “acceptable level” in each case, but the definitions may refer to specific emissions or exposure standards, or to change relative to pre-development conditions. The level of information required will vary depending on the scale and nature of the development proposed. Where appropriate, this should include an assessment of the likely cumulative impact of development. Any significant negative effect should be mitigated to an acceptable level to the satisfaction of the Council. Planning permission will be refused for development which either individually or cumulatively leads to an unacceptable material deterioration in environmental quality.
- 5.288 Mitigation measures should minimise any detrimental impact on the local amenity of the area and thus avoid constituting a “statutory nuisance”¹¹⁵ or exceeding relevant environmental quality standards. Appropriate mitigation measures must be visually acceptable in design terms in line with Policy E1.
- 5.289 As well as Policy E22, applicants should refer to separate policies with reference to the wider natural environment; groundwater and surface water within Source Protection Zones; and lighting particularly for schemes within and adjoining the Chichester Harbour AONB. Applicants should also consult Policy E23 with regard to the Council’s approach to air quality.

¹¹⁵ “Statutory nuisance” is defined in part 1 of Section 79 of the Environmental Protection Act (1990).

APPENDIX C

Recommendation: **REFUSE PERMISSION**

05/70810/000 - Conversion of integral garage to form living accommodation.,
 PERM,10/11/2005
 18/00459 - Construction of timber frame outbuilding in rear garden - PERM, 24/7/18
 APP/19/00765 - Variation of Condition 2 of planning permission APP/18/00459 to
 allow for limited use of outbuilding as Pilates studio., WD,25/09/2019

3 Proposal

The proposal is a resubmission of an application seeking a Variation of Condition 2 of planning permission APP/18/00459 (Construction of timber frame outbuilding in rear garden) to use a rear outbuilding as a Pilate studio for up to 10 hours a week on a 1-1 basis, between the hours of 9:00 - 13:00 and 17:00 - 19:00 Mondays to Fridays and 09:00 - 1300 on Saturdays. The 10 sessions would last between 45 to 60 minutes.

The supporting information outlines that parking would be available, through the existing provision at the front of the house, with clients directed to the pathway to the north, to the outbuilding in the rear garden. The proposal does not include any changes to the exterior of the building.

Condition 2 on planning permission reference APP/18/00459 stipulates:

"The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework."

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment.

Councillor E Shimbart - Hart Plain

No comment.

Councillor P Bains - Hart Plain Ward

No comment.

Environmental Health Manager, Community Group

Pilates classes as far as I am aware, are usually conducted with or without music accompaniment, dependent on the tutor.

In this particular case, it is noted that background music is used, and as such additional conditions are suggested under 4.10 of the Planning statement dated July 2019 (now October 2019). These are related to the music not being audible externally and the keeping of doors and windows closed during classes.

If the above are to be implemented as part of this resubmitted variation application, I would have no further comment to make.

Hampshire Highways - No objection

Parking is a matter for the LPA. The proposal is not likely to generate a significant amount of traffic on to the local highway network and therefore I confirm the Highway Authority have no objection to the proposal.

Traffic Management Team

The application states that there would be sufficient parking for 5 vehicles off the highway. In hindsight we believe that it would be a struggle to fit this amount of vehicles in the area indicated. Though, it would appear that on a 1-1 basis it would be probable that there would be sufficient vehicle parking.

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 24

The following is a precise of the comments submitted.

Comment	Officer Comment
Incorrect reference in application – refers to APP/18/00459 not APP/18/00489 – should be invalidated for this reason – also defect in commencement date for development, which postdates the completion date	The proposal has been described correctly in the application form and in the description of the proposal. The commencement/completion date of the building is not relevant to the determination of the application.

Covenant in the deeds stating that the dwelling cannot be used to run a business - should be refused on the objections raised and due to the covenant - matter will be pursued as a civil matter if application is successful. Covenant to prevent conflict between commercial and residential uses – ‘so not as to create a nuisance, annoyance or inconvenience to the owners and occupiers of the Estate or any part of it’ – the proposal would impact on noise, annoyance and inconvenience.	The LPA cannot consider the imposition of a covenant on the property, as this is not a material planning consideration.
How will the 1:1 be monitored? Do third parties need to keep complaining when this increase, as this is considered to be the case? Doubts about the veracity of any records kept as to sessions held.	If permission was forthcoming, a condition would be imposed requiring a record to be kept available of when the sessions were held, which would be available for inspection by the LPA. If evidence was found of a breach of such a condition, the appropriate action would be taken by the LPA.
There is no proof of adequate sound proofing of building which is little more than a shed – installation of curtains will not prevent noise escaping – but would hide the activities taking place – since constructed doors left open when activities taking place within - confirmation too hot to work in - as to air conditioning is this in line with Environmental Health requirements? - clearly hear telephone conversations coming from the outbuilding, noise and disturbance already has an adverse effect - music and exercise noise will be worse. To compare noise emitted from this poorly constructed wooden building, with wooden walls and a thin flat, to noise from domestic activities in a fully brick built house, with a properly insulated tiled roof under the Building Regulations, is absurd. Applicant's consultant makes subjective and unsubstantiated judgment on existing noise levels in the vicinity, expressing the opinion the structure is well insulated – limited information that the building offers any significant degree of acoustic or noise control at all – flat roof will tend to act as a drum, or diaphragm, readily conveying noise	The Council's Environmental Health Officer (EHO) has been consulted on the proposal and has raised no objection, subject to conditions requiring no noise emanating from the building and that the doors and windows are shut, when the use is in operation. The EHO has not required details of insulation for the proposed use of the building for Pilates, on a 1-1 basis, as it is considered to be a low-key activity. The LPA must also have regard to the fact that the building may be used ancillary to the enjoyment of the dwelling house by the applicant, her family, friends and visitors, which may, on occasion, give rise to noise and disturbance. At the time of the Case Officer's visit, music playing within the building was not heard outside of it.

form music and calling by the instructor to the exterior- a number of demonstration videos of Pilates on the NHS website, are not accompanied by music. Officer not hearing the music outside of building, not supported by evidence	
The building itself is questionable in regard to releasing heat - no mention of insulation or whether this has been checked properly - insulation for heat, very different to acoustic insulation for noise - will not stop the egress of noise being heard from adjoined gardens during the summer months, the applicant has correctly identified the risk of excess heat – the low, flat black bitumatic roof will considerably exacerbate this problem in the summer and windows (not mentioned in the planning) and doors will be opened to protect the welfare of the occupiers and therefore, noise will disturb the surrounding properties. No additional sound proofing, or adequate air conditioning system have been provided or evidence of such insulation or air conditioning – no description of the structure or plant to vent the hot air to the exterior for it to inaudible – placement of any mechanical plant at an elevated level will inevitably increase the radius of the area at risk of suffering noise nuisance from such plant – due to the construction of the building inevitably lead to windows and doors being opened to dissipate heat - result in air conditioning being needed, resulting in noise.	The Council's EHO has been consulted on the proposal and has raised no objection, subject to conditions requiring no noise emanating from the building and that the doors and windows are shut, when the use is in operation. The EHO has not required details of air conditioning, for the proposed use of the building for Pilates, on a 1-1 basis, as it is considered to be a low-key activity. The LPA must have regard to the fact that the building may be used ancillary to the enjoyment of the dwellinghouse by the applicant, her family, friends and visitors, which on occasions, would give rise to noise and disturbance. As to the alternations to the building, in accordance with normal practice, this has been passed to the Council's Enforcement Team to investigate and take the appropriate action.
The statement lacks clarification - contradicts itself in so many areas. The main concern being about 1:1. It states about 'guests' and then later also states the phrase "classes would often compromise of a single person." Misleading application, as was the previous two – proposal set a dangerous precedent for such businesses in a wholly residential and closely packed area.	The agent has confirmed the sessions would be on a 1-1 basis and the information submitted is sufficiently detailed to determine the application. The proposal would not set a precedent, if granted, as each application has to be considered on its individual merits.

Further applications will be made to expand the business, if granted - no way to ensure that any record taken about sessions held would be correct.	
As to comments of support, they have a vested interest as mainly paying clients or colleagues and are biased – no adverse impact on these parties as they do not live next door.	The LPA cannot have regard to information provided in respect of an earlier application(s), as this is not material to the determination of this proposal, which has to be determined on its individual merits and on the information submitted. The applicant is legally entitled to submit an application seeking to vary Condition 2.
Application is confusing, contradictory and disingenuous as were the previous applications for the site. Use of a professional consultant, shows the clear intentions to pursue business aims. Prior to permission being granted for the building applicant advertised the building as a Project Training for her client - post now disappeared. Originally claimed the building was only for personal use which was misleading - concerns were raised at that time that the intention was to use the building for commercial purposes - once permission for the building was granted, two further applications submitted requesting business use.	The agent has confirmed the sessions would be on a 1-1 basis and the information submitted is sufficiently detailed to determine the application.
The application. is confusing and contradictory 34 hours are sought, for only 10-hour sessions – shows a desire to hide true extend of business. Also, confusion over how many clients would attend each session as information refers 'often comprise a single person, so at times there would be more than one. Council considered it necessary to imposed control, to restrict the commercial use of the building, when planning permission granted.	

Applicant had a Website advertising other activities at the site – not just for Pilates – variation of intensity of this application – applicant runs different activities - noisier sessions such as Zumba etc., could be held in the building to the further detriment of the neighbours/area	The agent has advised that the website is in connection with her employment, not her business, a point that has been challenged by an objector. That said, the only activity applied for is for Pilates, not other types of well being activities and the application is determined on this basis.
Proposed 10 classes a week with hours of business unacceptable in a residential area - business would operate 6 days a week, 6 hours Monday to Friday including evenings and for 4 hours on Saturday – unreasonable and would significantly impacts on our privacy and amenity and the surrounding area - such a level of use is not an incidental use. Why apply for 34 hours, and only have 10 sessions? Not a limited use – potential to grow – how long before an extension of hours is sought? This is a residential area which does not need a business like this in a back garden - plenty of nearby facilities where this could operate from – creation of a community should be in a community hall, or in the town which would then create a community - not in a back garden. There has been no consideration by the proposer for the surrounding neighbours by this inappropriate and excessive use in a closely packed residential area, who just want to enjoy their homes and not have a business run next to them. If they did, they would live next to an industrial estate - if you want to create a gym studio in a back garden then it shouldn't be in a semi-detached, closely packed houses. The building is almost the full width of the plot and a little under 30 sq m. – stand a metre above neighbouring boundary fences. Use of such a building would have a massive negative impact on the local area, with immediate impact on local parking. Object to noise which this would promote, with classes being held to 8pm and over the weekends - representation forwarded to Mr George Hollingbery (MP) for support.	See Section 7 below. Sessions would end at 7pm.

Claim that letters of objections orchestrated is ridiculous - letters sent do not support this view – request that concerned neighbours look out for a re-application – democratic right to do so - there will be visiting members of the public before, during and after classes - have an adverse impact on our private residential amenity – due to noise, proposed hours of business, potential to operate a number of different classes, some of which would generate high noise and high impact and loss of garden use to us and surrounding residents - strangers will be able to look directly into our bedroom which is primary accommodation – huge impact on privacy, the ability to enjoy our home, and unnecessary intrusion into our amenity, and wholly unneighbourly – applicant has failed to take account of neighbours' concerns.

The previous application withdrawn - applicant could see the number of objections and was aware that every surrounding property is not happy at all about this - reducing the activity is not going to get neighbours' agreement. How can this be permitted when all neighbouring properties object?

Applicant works full time – how will she be available for these sessions – clearly applicant wants to work from home – income stream from business would have to increase to replace paid employment – concerned that if permission is granted the activity would rapidly increase to become commercially viable - running a Pilates class 1:1 would not be financially viable- cost of insurance, up keep of facility itself and equipment - who runs a business that doesn't make money? Contrary to Policy CS16 – intention of policy is for clerical home working – not the importation of a commercial activity into a domestic setting, followed by the invitation of customers to attend – LPA will readily identify such differences and should lead to a

The LPA cannot have regard to how the applicant proposes to service the sessions or the viability or otherwise of the business as they are not material planning considerations. However, the application, indicates that it is the intention of the applicant to run the session.

See Section 7

rejection.

In time the number of sessions will be exceeded when everyone has forgotten the finer points of this application - how long will it just be for Pilates. Parking will then be an issue again - more noise, more guest and more strain to those directly surrounding the proposed business in regard to traffic as well as enjoyment of the area.

Agent is disregarding the main objections raised by immediate residents. It's not about Pilates or any other form of exercise, it's about the disruption and stress about to be inflicted to surrounding neighbours - and the expected future applications to greatly extend and alter the purpose and business hours within those working days, if permission granted.

No legal definition of Pilates - form of exercise can vary considerably from one provider to another - absence of definition then opens to a range of activities that may operate under this term - no positive exclusion of commercial activities such as gymnasium or fitness studio - applicant propose variation is neither enforceable , nor precise - noise from other forms of activity is likely to lead to noise nuisance.

Existing clients/guests of the applicant will not be affected by noise and disturbance - only surrounding neighbours whose amenity will be affected - clients will be able to go home and enjoy their own homes and gardens without the stress of cars and comings and goings of daily strangers.

During summer months gardens are used for normal residential living noise, children playing games, the odd family garden bbq , lawn mowers, hedge cutters , drills- a garden outbuilding is an unsuitable place for a quiet relaxing Pilates session - currently hear very little noise from neighbours and what there is acceptable in a residential area

If permission is forthcoming, a condition would be imposed restricting the use of the outbuilding to Pilates only

See Section 7 below.

– if use went forward would face constant car door slamming from clients, conversations up and down the drive, path and garden won't be welcomed day in/day out. Garden area raised and covered with artificial grass – all weather surface – undoubtedly will be used by clients in hot weather – how will the Council stop this, which have previously been held? Members of public will be able to see directly over neighbouring fences.	The applicant does not seek to use the garden for Pilates sessions. If permission was forthcoming, this would be restricted by a condition.
Lights from outbuilding both internal and external would be a cause of light pollution and impact on neighbours - shine into bedrooms – agent has been misleading in the details provided about the lights and the impact it would have on residential amenity causing concerns to neighbours.	These comments and concerns are noted, but the lights in the building, both internal and external, may be used at any time by the applicant in association with the incidental use of the building. This may give rise to the same concerns raised , over which the LPA has no control.
The application should be determined by the Development Management Committee	See Section 7 below.
Support a small business that encourages physical fitness and well being - Pilates sessions are slow paced mat based sessions with low music, often focusing on rehabilitation from injury - it's all about relaxation, rehabilitation, mindfulness and well-being and the classes/sessions would be quiet with no disruption to anyone nearby – only be a few people per session - would not be standing around chatting before or after a session, creating noise and disturbance to neighbours - a low level activity - Pilates has excellent physical and mental health benefits – helpful to the local neighbourhood and community for fitness and well being where people seek very private facilities and unable to access/attend community facilities - difficulties in securing such facilities locally – this would not be a gym full of people, but a quiet practice - a family would make more noise, then a few hours of Pilates 1:1s –the proposal should get consent.	See Section 7 below.

The applicant has years of experience and would be respectful of the surrounding neighbourhood – a lot of personal trainers use their own homes and spaces like a log cabin to support their community with their services – never seen such a lack of support. The proposal should be applauded and supported as it only serves to help people stay fit and healthy and it would be a valuable asset to the community where these kinds of spaces are hard to come by.

There would only be a maximum of 10 sessions a week with clients arriving and leaving quietly during sociable hours – minimal hours.

Excess road parking is an ongoing problem in Frogmore Lane and it is dangerous for vehicle to reverse out onto the road - vehicles already park on road junctions, verges and obscure drives - not in local residents' interest to endure more traffic.

There is no way that 5 cars could fit on the driveway and why would you want this if the classes are only supposed to be 1:1? Plan not to scale. Implies more clients - more than 3 cars on the driveway, would result in on-street parking.

Only enough room for one car to enter and exit driveway at one time – which is walled on either side of the entrance – result in cars parked on the highway, where space is very limited. Elaine Gardens already experiences parking problems as does Ash Copse. Only one parking space between the two houses, which if used impacts on the ability to enter/exit the property safely, due to restricted vision, plus close proximity to two road junctions – adding more cars would be dangerous. This area of Lovedean has already been subject to garden grabbing with multiple new build houses, with little/no improvements to the local infrastructure - Elaine Gardens is used by local builders to park their work vans overnight and during the day, which

See Section 7 below.

has impacted the residents from parking - adding what is nothing more than a Gym (Pilates studio), would compound the parking problems – Frogmore Lane also has similar parking problems with work/visitor parking. Those attending might not use the driveway and park on the main street causing obstruction to the road and nearby junction – parking on the drive, would still result in reversing onto the main road and could still be there in time for the next "1:1" class - spaces available shows this is to be for more than one customer.	
Parking along Frogmore Lane is fully available at times – but would request a restriction is placed to discourage Pilates members to use Ash Copse for parking, as it is already at a premium.	See Section 7 below.
The property can park 5 cars on their drive - even if a class overlaps- many residents have visitors that park out on the road on many occasions as it is not yellow lined - often work vehicle's parked for days on the street - there isn't a major problem.	

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) Impact on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The proposal is for an independent business, which is an economic use of the site, providing a service to the local community. Representations objecting and supporting the proposal have been received. A number of the objections refer to the inappropriateness of a business use in this residential area and the adverse impact such a use would have on residential amenity. Those in support, refer to the low keyed and quiet nature of the proposal, that would bring well being and health benefits to the local community. The key issue is whether the scale of the use is acceptable in terms of its impact on the character and appearance of the area and on the amenities of neighbouring properties. Regard must also be had to the fact that the building may be used for a variety of uses, which would generate noise, such as a gymnasium use for the family, which may in themselves give rise to a degree of noise and disturbance.

On researching the definition of Pilates the Collins English Dictionary states:

"a system of gentle exercise performed lying down that stretches and lengthens the muscles, designed to improve posture, flexibility, etc."

This definition is supported by other definitions of the activity, which may also involve specialised equipment. The application does not refer to specialised equipment and appears to be, in the main, mat based, with instructions given, against a background of music, which the applicant has advised "... needs to be retained at a level which allows the instructor to be heard".

The applicant is of the view this would not be heard outside of the building, which has been observed, on one occasion, by the case officer. As to the benefits or otherwise of Pilates this is not material to the determination of the application.

(ii) Impact on the character and appearance of the area

Policy AL1 in the Havant Borough Local Plan (Allocations) 2014 takes "...a positive approach [towards development] that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. (NPPF)." As set out in the explanatory text to Policy AL1, the Council prides itself on being 'open for business' and "... will seek to balance the three core elements of sustainable development; environment, social and economic issues..." in decision making, in accordance with the NPPF. However, this has to be balanced against the impact the business use would have on the character and appearance of the area, residential amenity and parking.

Many types of businesses operate from home, some of which are incidental or ancillary to the lawful use of the residential property and not subject to planning control. Other uses, because of their nature and scale, as a matter of fact and degree, amount to a material change of use, subject to planning control. Due to the imposition of Condition 2 on planning permission APP/18/00489, any level of business use in the outbuilding is subject to planning control, whether incidental in nature or otherwise.

The proposal is for the use of an existing rear outbuilding as a Pilates Studio, for up to 10 sessions a week of between 45 to 60 minutes a session on a 1-1 basis, between the hours of 9:00 - 13:00 and 17:00 - 19:00 Mondays to Fridays and 09:00 -13:00 on Saturdays, which in total covers a period of 34 hours when the Studio would be open for business purposes, albeit for only 10 hours in any week. The applicant is of the view that this level of activity is incidental to the enjoyment of the dwellinghouse, which is only restricted by Condition 2. Outside of this use the applicant has advised the outbuilding would return to a use that is incidental to the use of the dwellinghouse, which the applicant is of the view is an important material consideration. Due to the imposition of Condition 2, it is considered that little weight may be given to the claimed use that the activity would be incidental to the enjoyment of the dwellinghouse.

Whilst background music would be used during sessions the intention is to hold them behind closed doors, with the curtains drawn during these periods to prevent any potential for noise, disturbance and light spillage from within the building. A point has been raised that the building has external lighting, which is a cause for concern. However, the lighting, which is not subject to planning control, could be on at any times, not just when the building is used in association with the business.

Access to the rear outbuilding for client would be to the north-east, via an existing path, with a wooden fence 1.8 m (approx) between the two properties. This access is close to number 21 Frogmore Road to the north east. On site, car parking would be to the front of the property

Whilst some level of use may be acceptable, the scale of the proposal, which would allow for business activity in the early evenings during the week and on Saturday mornings with all the associated comings and goings, is considered to be likely to give rise to an unacceptable level of noise and disturbance to the detriment of the character of the locality, contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Effect on neighbouring properties

From objections received, which includes surrounding neighbours, there are concerns about the commercial use of the outbuilding and the noise and disturbance that would arise from such a use, which includes more vehicles visiting the site, car doors slamming, light pollution, noise and disturbance from the use of the building, clients coming and going and how this use would adversely impact on their well being, privacy and amenity, if granted. The applicant is of the view, no such issues would arise and representations of support for the proposal have been received, which refer to the low key, quiet nature of Pilates. The LPA needs to be satisfied, before a positive recommendation could be made, that the scale of the use was such that it would not adversely impact on residential amenity. The LPA also has to have regard to the fact that the building may be lawfully use for activities incidental to the enjoyment of the dwellinghouse, which would include visits from friends and family, which may give rise to noise and disturbance and loss of privacy to neighbouring properties.

The Council's EHO has not raised an objection to the proposal subject to the imposition of conditions relating to the music not being audible externally and the keeping of doors and windows closed during classes.

It has been clarified by the agent that sessions would be held with clients on a 1-1 basis, for a maximum of 10 hours per week. However, these hours would be spread over 34 hours, which includes early evenings (between 17:00 and 19:00 hours) and Saturday mornings (between 9:00 and 13:00 hours). Discussions with the applicant's agent have failed to secure a reduction in the proposed hours, to mornings and weekdays only (ie 20 hours per week), when neighbours are more likely to be going about their normal activities and may be less aware or sensitive to the proposed business use. A temporary use of one year has also been suggested, so that the impact of the proposal could be monitored. The applicant's agent, however, has advised the application should be determined as it stands and has indicated the intention to appeal to the Planning Inspectorate, if the proposal is refused.

The hours, as proposed, would result in visitors to the site, not only during week mornings, but also on Saturday mornings and early evenings, between the hours of 17:00 to 19:00 hours. Early evenings and Saturday mornings are times when neighbours are more likely to be aware of the comings and goings of clients and more sensitive to a business use operating within the locality. The proposed scale of the use, is considered to be unacceptable, which would be likely to result in noise and disturbance, in particular, during the evenings and Saturdays, over and above that associated with friends and visitors to the family, when local residents are likely to be more attuned to this activity, to the detriment of residential amenity. Greater overlooking would also be experienced due to the higher level of the site, with the associated loss of neighbour's privacy.

Policy CS16 e in Havant Borough Core Strategy requires, that:

"The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking".

Due to the hours proposed which includes early evenings and Saturday mornings, the scale of the proposal would cause unacceptable harm to the amenity of neighbours through noise, disturbance and loss of privacy and therefore is contrary to Policy CS16 of the Havant Borough Core Strategy. In accordance with guidance in the NPPF, consideration has been given to the imposition of conditions to make this unacceptable development, acceptable in planning terms. It is considered that the imposition of conditions on the proposed scale of activity would not make the development acceptable in planning terms.

(iv) Parking

The highway objections raised by third parties have been duly considered.

The Highway Authority has been consulted and raised no objection to the proposal as is unlikely to generate a significant amount of traffic on to the local highway network.

The Traffic Management Team has raised no objection on car parking grounds, but is of the view that it would be a struggle to fit 5 car parking space in the area indicated, as shown on on a scaled plan (1:250). However, due to the proposal being on a 1-1 basis, they consider that the parking provided is probably sufficient.

As to Havant's Car Parking SPD, the host dwelling has 3 bedrooms, which generates a need for 2 car parking spaces. The part time commercial use of the outbuilding would generate a need for 1 space per 10m sq. The size of the building is approximately 31.2 sq m. Therefore, 3 car parking spaces would be required for the commercial element, making a total requirements of 5 car parking spaces. Sessions would be on a 1-1 basis and therefore the car parking as shown is considered to be sufficient to accommodate the proposed use, in accordance with the Havant Car Parking SPD and Policy DM 13 of the Havant Borough Core Strategy.

8 Conclusion

- 8.1 The scale of the development is unacceptable and would be likely to result in a significant adverse impact on the amenity of neighbours, due to noise, disturbance and loss of privacy and therefore the variation of Condition 2 is recommended for refusal. As the proposal is being recommended for refusal, the matter is to be determined under the Council's Scheme of Delegation.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00988 for the following reasons

- 1 Due to the hours proposed which includes early evenings and Saturday mornings, the scale of the proposal would cause unacceptable harm to the character of the locality and amenity of neighbours through noise, disturbance and loss of privacy and therefore is contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

APPENDIX D

List of Suggested Conditions

Notwithstanding the Local Planning Authority's continuing objection to the proposal, if the Inspector is minded to grant planning permission, it is recommended that the following conditions be imposed.

1. This permission shall be for a limited period expiring on [1 year from the date of the permission], or before that date, the use of which shall permanently cease, and any associated equipment shall be removed from the building, unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the Local Planning Authority to assess the impact of the commercial use of the building on the locality and residential amenity having due regard to policy C16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
2. The outbuilding, the subject of the planning permission, shall only be used as a one to one Pilates Studio for no more than one person and one instructor, who shall be the occupier of the host dwelling and for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used for any other business, commercial or industrial purposes or as a separate unit of accommodation, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
3. The use hereby permitted shall be limited to a maximum of ten, one-hour Pilates classes per week and shall not operate outside of the following times:
Mondays to Fridays – 09.00 -13.00
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
4. No Pilates classes shall take place within the site, outside of the outbuilding hereby approved.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5. Prior to the commencement of the use hereby approved the windows and doors to the outbuilding shall be fitted with curtains and these shall remain closed during the Pilates classes.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
6. The windows and doors to the outbuilding shall remain closed at all times during Pilates classes.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the elevations and/or roof slopes of the building without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8. The development hereby approved shall not be brought into use until the parking spaces as shown on drawing number MLP/02 have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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.
9. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan – Drawing No. MLP/01
Block plan – Drawing No. MLP/02
Reason: - To ensure provision of a satisfactory development.