

Mr Barker
GDB Technical Architecture
19 Leatherhead Gardens
Hedge End
Southampton
SO30 2TY

For: Mr Walker

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

Application Number: APP/19/01033

Site Address: 31 Elm Grove, Hayling Island

Proposal: Change of Use of Ground Floor Retail Shop unit (A1) to allow for flexible use of Financial & Professional Services (A2), or Restaurants and Café (A3) or Hot Food Takeaway (A5) use.

Further to your application received on 16 October 2019 (which was valid from 30 October 2019) Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location, Site and Block Plan Drawing number 1000
Existing Plans Drawing number 1001
Existing Elevations Drawing number 1002

Reason: - To ensure provision of a satisfactory development.

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- 3 The ground floor unit(s) shall only be open for trade or business to the public between the hours of 08:00 and 23:00 on Mondays to Saturdays and between 09:00 and 22:30 on Sundays and Bank Holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to the installation of any means of extraction, filtration or ventilation at the site, full details and specifications of such equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the routing, siting and appearance of any external flue(s), details to assess the potential odour and noise/vibration, manufacturer's operating instructions and a programme of equipment servicing/maintenance. The duly approved scheme shall be implemented in full before any use hereby permitted first takes place and shall remain operational thereafter.
Reason: To safeguard the amenities and health of the occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit, additional information requested and forthcoming, making your proposal acceptable.
- (2) With respect to condition 4 and any future extractor and flue, you are advised to design as much as possible internally to reduce impact on the external appearance of the building; and carefully consider the flue(s) external position in relation to upper floor flat windows to minimise outlook and odours to occupiers.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

23 December 2019