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

Application Number: APP/19/00801

Site Address: Unit 1A Lancer House, 1-5 Hussar Court, Westside View, Waterloooville, PO7 7SE

**Proposal: Retrospective change of use application from Class B1 to Class D1 use
(Personal Independence Payments Assessment Centre and associated physiotherapy).**

Further to your application received on 08 August 2019, which was valid from 19 August 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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as a Personal Independence Payments Assessment Centre and associated physiotherapy and for no other purposes within Class D1 of the above Use Classes Order.
Reason: In the interests of amenity and having due regard to Policies CS16, DM10 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The premises shall only be open for trade or business between the hours of 08.00 and 18.00.
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.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Floor plan
Parking plan
Planning, design and access statement Rev A
Reason: - To ensure provision of a satisfactory development.

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.
- (4) 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 were updated about issues after the initial site visit.
- (5) The applicant is advised that the user clause contained within the headlease allows the land to be used for any purpose falling within class B1. Therefore any change of use, as per the planning application would require the prior written consent of the Council as landowner. This is a separate matter to the planning application.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

