



Havant
BOROUGH COUNCIL

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To:
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Edward Caush Associates
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For: Mr & Mrs P A Munday

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

Application Number: APP/18/00827

Site Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposal: Removal of Condition 3 of Planning Permission APP/17/00634.

Further to your application received on 15 August 2018 (which was valid from 15 August 2018) 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 Without control of the use of the site given by condition 3, the other permitted uses under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, would allow uses which are materially and substantially different to B1(a) Offices. These other uses could comprise B1(b), B1(c) and B8 (Storage and Distribution). It is considered that given the close proximity of neighbouring residential properties that, without control from the Local Planning Authority, these changes could have a significant adverse impact on the amenities of neighbouring properties and would not be suitable for this area, particularly with regard to the limited access and junction arrangements adjacent to the site on the corner of Havant Road and Warblington Road. As such it is considered that the proposal could have a significant adverse impact on the amenities of the neighbouring properties and road users. Overall it is considered that the proposal to remove condition 3 would conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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

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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) 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

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

10 October 2018