



Havant
BOROUGH COUNCIL

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Hampshire PO9 2AX

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www.havant.gov.uk

Ms N Stewart-Yaroslavtseva
4 The Gardens
Havant
PO9 2XH

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

Application Number: APP/18/00383

Site Address: 4 The Gardens, Havant, PO9 2XH

Proposal: Retrospective change of use from the garage to an internet based business involving the storage of motorbike parts and goods and the packaging and distribution of goods. Retention of container for storage relating to the business use.

Further to your application received on 12 April 2018 (which was valid from 27 July 2018) Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan: Received 27th July 2018 via email. Unique plan reference:
#00312811-74E122

Garage Floor Plan: Received 18th April 2018

Photographs of container: Received 18th April 2018

Planning Statement: Received 18th April 2018

Confirmation that only the garage and container shall support the business: Received via email 18th September 2018

Reason: - To ensure provision of a satisfactory development.

- 2 This permission shall be for a limited period expiring on 21st September 2020, on or before which date the use of the detached forward garage for the operation of an internet business and retention of the container on the property of No 4 shall be discontinued permanently and the site shall be restored to residential use with the container removed unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

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Reason: To enable the Local Planning Authority to assess the impact of the proposed use and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2018.

- 3 No employees other than Mrs Stewart-Yaroslavtseva shall be employed at the premises in connection with the business hereby approved at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2018.

- 4 The use of the detached forward garage and container for the purpose of the internet based business shall have no visitors and shall only operate between Monday to Friday between 1100 and 1400 hours and on a Saturday between 1030 and 1200 hours and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS2, CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, 2018

- 5 This permission shall enure for the benefit of Ms Stewart-Yaroslavtseva only whilst resident at 4 The Gardens, Havant and the use hereby permitted shall be discontinued on the date when Ms Stewart-Yaroslavtseva ceases to occupy the property.

Reason: in the interests of the amenities of the locality and having due regard to policies CS2 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, 2018.

- 6 The outbuilding that currently serves the internet business which is positioned within the rear amenity space of No 4 shall cease to serve the business from the 31st October 2018 and shall be reverted back to incidental use to serve the main dwellinghouse and shall be retained as such thereafter.

Reason: To accord with the terms of the application and to safeguard the amenities of neighbours and having due regard to policy CS16 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 Development Control 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 were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

21 September 2018