Havant BOROUGH COUNCIL

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To:
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6 Tukes Avenue
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For: Mrs S Jones

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00866
Site Address: 12 The Pallant, Havant, PO9 1BE
Proposal: Proposed change of use of front shop and store room from A1 (Retail) to A2 (Financial and Professional Services); rear outhouse and store room to be changed from B8 (Storage and Distribution) to D1 (Non-residential Institution).

Further to your application received on 08 November 2010 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 your application, as amended by plans and documents received on 07 December 2010.

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 5.

3 No development hereby permitted shall commence until elevations and sections at a scale of 1:20 of the proposed windows, including rooflights and doors have been submitted to and approved in writing by the Local Planning Authority.
Reason: In order to protect the special character of the building and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 5.

4 The use of both premises hereby permitted shall not open to the public before 08:00 hours or remain so open after 18:00 hours on Monday to Saturday or at any time on Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to saves policy PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23.

5 The front (northern) building shall be used only for Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with the terms of the application and to ensure that the vitality of Havant Town Centre is maintained in accordance with saved policies TC1 and TC8 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

6 The rear (southern) premises shall be used only for Aromatherapy/alternative medical treatment or consultation rooms or as an office annex for the A2 use in the front (northern) premises, and for no other purpose whatsoever including any other purpose in Classes D1 or A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To ensure that the use is compatible with nearby residential properties and in the interest of amenity having due regard to saved policies PC1 and D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 23.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
HE1	(Development in Conservation Areas)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC1	(Hierarchy of Centres)
TC8	(Changes of Use Tertiary Frontages)
UA1	(Concentration of Development within the Urban Areas)

National Policies

PPS 1	(Delivering Sustainable Development)

Our Ref: APP/10/00866

PPS 4 (Planning for Sustainable Economic Growth)
PPS 5 (Planning for the Historic Environment)
PPS23 (Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the Conservation Area, the effect on the neighbouring properties, Environmental effects and highway implications. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

21 December 2010

Our Ref: APP/10/00866