Havant
BOROUGH COUNCIL

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To:
Martin Critchell Architects
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For: Hillcrest Care Ltd

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/10/00633
Site Address: 24 Alexandra Avenue, Hayling Island, PO11 9AL
Proposal: Application for removal or variation of Condition 6 of Planning Permission 08/51588/008 to permit the classroom facility to be used by a further 4No. children accommodated in a neighbouring home.

Further to your application received on 15 September 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; and

(ii) The following conditions:

Conditions:

1 This permission shall be for a limited period expiring on 23rd February 2012, on or before which date the use of the classroom facility for the use by a further 4 children who are not resident at No. 24 Alexandra Avenue shall be discontinued permanently and the classroom facility shall then only be used by those those who are resident at No. 24 Alexandra Avenue and at no time for anyone who is not in residence at the premises or for any other purpose whatsoever unless otherwise agreed in writing by the Local Planning Authority, unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the Local Planning Authority to assess the impact of the proposed use and having due regard to saved policies D1 of the Havant Borough District Wide Local Plan 1996 - 2011, which forms part of the Havant Borough Local Development Framework.

2 The commitments set out in the Revised Travel Plan recieved on 21 January 2011, shall be carried out upon commencement of the use of the classroom for an additonal four children and thereafter shall remain in force.
Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

3 The 14no.vehicle parking spaces and vehicle manoeuvring area located to the north of the existing building and shown on the site plan drawing no. 10.054.02, which was received on 15th September 2010, shall be used only for the parking and manoeuvring of vehicles and not for any purposes whatsoever.
Reason: In the interests of highway safety and the amenties of the area and having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1 and Planning Policy Guidance 13.

4 *Outdoor play and educational activties* shall only take place in the rear garden, to the south of the existing building (no. 24 Alexandra Avenue), and not in the front garden to the north of the existing building, and all such outdoor play and educational activies shall be supervised by at least one member of staff.
Reason: In the interests of neighbouring amenties of the area, to minimise the risk of noise and disturbance and having due regard to saved policies D1 and 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 1 and Planning Policy Guidance 24.

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)
- PC1 (Control of Potentially Polluting Uses)
- T9 (Provision of Vehicle Parking and Turning Facilities)

National Policies
- PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies, 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 residential amenity, parking provision and traffic 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

25 February 2011

Our Ref: APP/10/00633