Havant
BOROUGH COUNCIL

Civic Offices
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To:
Mr Pickup
Pickup Town Planning
57 Sea View Road
Drayton
PO6 1EW

For: Pearsons Southern Limited

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

Application Number: APP/11/00023
Site Address: 77 London Road, Waterlooville, PO7 7EL
Proposal: Change of use of Class A1 shop to Estate Agents office (Class A2), alterations to shopfront and provision of parking to the rear.

Further to your application received on 07 January 2011, which was valid from 13 January 2011, 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 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 The shop window shall at all times be retained and incorporate a window display maintained, with regular periodic changes, to the satisfaction of the Local Planning Authority.
Reason: In the interests of visual amenity and to ensure the continuity of the shopping frontage and having due regard to Saved Local Plan Policy TC7 and Policy CS16 of the Havant Borough Core Strategy 2011, both of which form part of the Local Development Framework.

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Other Important Information:

In reaching its decision the Council has had regard to the policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework and National Planning Policy Guidance:-

Core Strategy 2011
- CS16 (High Quality Design)
- DM2 (Protection of Existing Community Facilities and Shops
- DM14 (Car and Cycle Parking on Development (excluding residential)

Havant Borough District Wide Local Plan 1996-2011
- TC7 (Changes of Use Secondary Frontage)

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 impact on vitality and viability of the town centre. 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.

for

Julia Potter
Executive Head of Planning and Built Environment

08 March 2011

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