



Havant
BOROUGH COUNCIL

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Mr James
Wellsfield Associates
80 High Street
Hadleigh
Essex SS7 2PB

For: Mr Sattari

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

Application Number: APP/15/01280

Site Address: 610 Southleigh Road, Emsworth, PO10 7TA

Proposal: Replacement autodoor and shop front, conversion of existing outbuilding to uses ancillary to Class A1 retail, construction of single storey rear extension and first floor link walkway.

Further to your application received on 12 November 2015, which was valid from 14 December 2015, 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location/site/block plans 2758-01
Existing plans and elevations 2758-02
Proposed retail extension 2758-03
Proposed retail extension 2758-04

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing the external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 All the windows at or above 1st floor level in the side elevations of the building shall:-
- (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;[and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
- Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 5 The development hereby permitted shall not be commenced until details of all plant and equipment including the external air moving equipment and their acoustic specifications and hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented and the details shall be adhered to at all times, and the external air moving equipment shall not be operated outside the hours of operation approved under this condition
- Reason:** To protect the amenity of the area and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.
- 6 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
- Reason:** In the interest of the appearance of the site and the amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework
- 7 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
- Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough
- 8 The premises as extended shall only open to the public from 8am to 11pm on Mondays to Saturdays (excluding Bank Holidays) 10am to 10.30pm on Sundays and Bank Holidays (excluding Good Friday when the hours shall not exceed 8am to 10.30pm, and Christmas Day when the hours shall not exceed Noon to 3pm and 7pm to 10.30pm).
- Reason:** To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
- Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for the disposal of waste from the premises have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the extensions and alterations hereby granted.
- Reason:** To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and 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 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/pes.
- (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 Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) **The applicant is required to set up on site facilities for:-**
 - i) measures to control the emission of dust and dirt during demolition and construction
 - ii) measures to control noise and vibration during demolition and construction

Hours of work

Demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Fridays, 0800hrs to 1300hrs Saturdays and not at all on Sundays and all recognised public holidays.

Bonfires

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

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Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

29 January 2016