



Havant
BOROUGH COUNCIL

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Mr J Wood
Beech Hill House
Beech Hill Road
Headley
GU35 8DW

For: Upham Ale Company

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

Application Number: APP/14/00102

Site Address: Wheelwrights Arms, 27 Emsworth Road, Havant, PO9 2SN

Proposal: Demolition of existing smoking cabin to rear. Construction of single storey rear extension to link existing public house to outbuilding to rear, and conversion of outbuilding to form dining room. Single storey kitchen extension to west elevation. New car parking provision to side (west) and rear.

Further to your application received on 30 January 2014, which was valid from 19 February 2014, 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 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 external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 Prior to the installation of any extraction or ventilation equipment in connection with the development hereby approved, full plans, specification and technical data for the extract/ ventilation equipment shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed the development shall be implemented in accordance with the approved detail.
Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance, in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Noise resulting from the use of plant, machinery or equipment (including extraction system) shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.
Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to residential amenity and in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 - Drawing J235-21
Proposed Site Plan 1:200 - Drawing J235-22
Proposed Floor Plan - 1:100 Drawing J235-23 Rev C
Proposed Elevations 1:100 Drawing J235-25 Rev C
Proposed Extraction System 1:20 - CSL-UACL-WW-CANOPY-02

Reason: - To ensure provision of a satisfactory development.

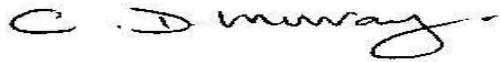
Other Important Information:

- (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 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 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:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

- (5) As this application proposes the removal of an existing smoking shelter, you are advised that any alternative smoking area should be located away from neighbouring residential boundaries in order to prevent the risk of a nuisance arising from smoke and/or general disturbance.
- (6) You are advised of the Crime Prevention Officer's comments on your application as follows:
The cycle store is located just inside the car park adjacent to the entrance. In this position the cycle store is easily accessible from the road with little surveillance from the public house. To reduce the opportunities for cycles being taken the cycle store should be moved away from the boundary and into a position with more natural surveillance from the public house.



Mr Chris Murray
Service Manager (Planning Development)

14 May 2014