



Havant
BOROUGH COUNCIL

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Mr Day
29 St. Andrews Road
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For: Mr Carter
South Coast Auto Repairs

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

Application Number: APP/13/01139

Site Address: 1A Victoria Avenue, Waterloooville

Proposal: Change of use from cleaning company premises to operating base of a mobile mechanic business including office, storage and light maintenance of cars - Use Class B1.

Further to your application received on 12 November 2013, which was valid from 13 November 2013, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 premises shall be used for Class B1 purposes only and for no other purpose whatsoever including any other purpose in 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 or changes provided by the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring properties 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.
- 2 With the exception of the parking of two vehicles within the areas shown on the approved Site Plan, no vehicles or other articles shall be stored on the site outside of the building without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.
- 3 No vehicles or articles of any description shall be manufactured, assembled, altered, or repaired on the application site other than within the building.

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Reason: In the interests of the amenities of adjacent residential properties 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.

- 4 Apart from ancillary office work, the use hereby permitted shall only take place between the hours of 0830 and 1800 hours on Monday to Friday and between the hours of 0830 and 1300 on Saturdays.

Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring 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 No more than two vehicles shall be parked on the site, outside of the building, at any one time.

Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Two parking spaces shall be provided within the curtilage of the site, outside of the building, in accordance with the approved Site Plan and thereafter those spaces shall be kept available for such purposes at all times.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The vehicular access, shown in the application to be outside of the boundary of site ownership, shall be kept available to provide access at all times.

Reason: In the interests of highway safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 Site Location Plan
Site Plan showing Parking 0413 01
Planning Statement

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 Development Control 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.



Mr Chris Murray
Service Manager (Planning Development)

08 January 2014