



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Curnow
Thorns-Young Ltd
232 London Road
North End
Portsmouth
PO2 9JQ

For: Mr Robinson

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

Application Number: APP/13/01277

Site Address: 2 New Road, Havant, PO9 1DE

Proposal: Variation of Condition 4 of Planning Permission APP/12/00073 to enable detached two storey outbuilding to the west of 2 New Road to be used for independent commercial use (office and car parking).

Further to your application received on 20 December 2013, which was valid from 06 January 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan Ref.No 001041722 received 6 January 2014
Proposed and Existing Plans Drwg.No 5058.12 rev.C received 4 February 2014

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of Part 3 Class J of the Town and Country Planning General Permitted Development Order (as amended) or any Order amending, revoking or re-enacting this order the office hereby permitted shall not be converted to living accommodation without the prior written approval of the Local Planning Authority following the granting of a planning permission.

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Reason: The site is located in close proximity to the Portsmouth to London (Waterloo) railway line and to the B2149 (New Road) , planning permission for housing should not normally be granted as it would result in an unacceptably poor living environment for the occupiers and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to Planning Policy Guidance 24 (Planning and Noise).

- 4 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the office site and 2 spaces within the curtilage of the dwelling house and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The turning space within the curtilage of the office as shown on plan 5058.12 rev c shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose 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.

- 6 The proposed render, K-Rend, colour Arran, shall be applied to all elevations of the office building within 4 months of the date of this planning permission.

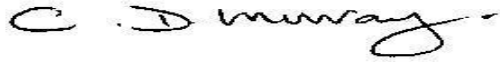
Reason: To secure a satisfactory form of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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/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 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:

- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

28 February 2014