

Planning Statement

**4 Purbrook Chase Precinct, Crookhorn Lane,
Crookhorn, Havant, PO7 5QH**

***Variation of Condition 8 of Permission APP/13/00570
to allow the A5 use to continue whilst pending provision
for two on-site parking spaces upon completion
of the permitted rear extension.***

Planning permission APP/13/00570 was granted by Havant Borough Council in August 2013 for use of these premises as a hot-food takeaway (Class A5), together with the erection of flat-roofed rear extension, the provision of an extraction system and the provision of two on-site parking spaces at the rear of the premises. Condition 8 of the consent requires that:

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

Notwithstanding the provisions of Condition 8, the owner/applicant Ali Ozdemir decided not to build the permitted rear extension and blocked up the two up-and-over doors of the garage in order to provide a temporary store and cold store to serve his enterprise; it is now expected that the extension would be completed in the next two years. Insufficient space is afforded within the premises to accommodate two parking spaces without detriment to the amenities of the residents of the flat above. Two parking spaces have now been made available outside the garage (to the northeast), which was not possible when the garages were in active use. Further, the applicant's circumstances have changed significantly since the submission/approval of the earlier application - Mr Ozdemir now resides locally at Geoffrey Avenue, Purbrook (just twenty minutes walk away to the west) so he can now walk to his place of business; he previously resided in Portchester (7.8km to the southwest),

The usage of spaces in the car parks to the rear of the premises (ie to the northeast), outside Nos.1 and 5 Purbrook Chase Precinct (southeast) and the availability of kerb-side spaces along St. Johns Avenue (southwest), Tanners Ridge (west), Sovereign Avenue (northwest) and Farthings Gate (north) has been recorded on six separate occasions and fifteen minutes before opening of these premises, to allow adequate time for employees to park their vehicles before their shift starts - ie 4.45pm on a Monday, Tuesday, Friday and Saturday, and 11.45am on a Wednesday and Thursday. The six 'snapshot' surveys recorded in Appendix 1 reveal a *significant* (ie an average of 9 spaces per day) number of available parking spaces within 100 metres (a minute's walk) of the application premises at times prior to the opening of the application premises. It is evident that sufficient capacity exists within the locality to accommodate the parking needs of this modest, commercial enterprise without a significant reduction in the availability of spaces for residents, visitors or employees.

It is proposed that Condition 8 of permission APP/13/00570 be varied to allow the permitted use to continue unhindered pending the provision for two on-site parking spaces when the rear extension has been completed. For example:

'The rear extension shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter both of those spaces shall be kept available for such purposes.'

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