



Havant
BOROUGH COUNCIL

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Mr Gosling
PMG Building Design&Consultancy Ltd
20 Bluebell Way Whiteley
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PO15 7FF

For: Mr & Mrs Williams

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

Application Number: APP/13/00390

Site Address: Old Dairy Farm, Long Copse Lane, Emsworth, PO10 7UL

Proposal: Conversion of 3No. stables into 2No. Bed & Breakfast Rooms for use with Equestrian Centre.

Further to your application received on 23 April 2013, which was valid from 19 July 2013, 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, unless agreed otherwise in writing by the Local Planning Authority.
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 Details, including acoustic performance and proposed acoustic attenuation, of all types of fixed plant, machinery and equipment associated with air moving plant, compressors, generators or plant or equipment of a like kind installed within the site, shall be submitted to and approved by the Borough Planning Authority before installation.
Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential character of the area.

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- 4 Parking shall be provided within the curtilage of the site and kept available for such purposes as indicated on the Car Parking Provision plan drawing number 004 Rev A submitted to the Council 4th June 2013.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The use of the converted stables as a bed and breakfast shall remain as such and should not be converted into permanent units of living accommodation without the prior written approval of the Local Planning Authority.
Reason: In the interests of local amenity and having due regard to saved policy UF1 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location plan received to the Council 23rd April 2013
Block plan, proposed elevations and floor plan drawing number 001 Rev B received to the Council 23rd April 2013
Floor plan and specifications drawing number 002 rev B received to the Council 23rd April 2013
Parking layout drawing number 004 Rev A received to the Council 4th June 2013
Section detailing drawing number 003 Rev A received to the Council 23rd April 2013
- 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/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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 19th July 2013 which requires a transport contribution of £920.



Mr Chris Murray
Service Manager (Planning Development)

06 August 2013