



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 Pickup
Pickup Town Planning
57 Sea View Road
Drayton
Portsmouth
PO6 1EW

For: Dr Biddle
Emsworth Specialist Practice

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

Application Number: APP/13/00526

Site Address: 4 Havant Road, Emsworth, PO10 7JE

Proposal: Installation of freestanding 'micro office' building.

Further to your application received on 30 May 2013, which was valid from 12 June 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 of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The building hereby permitted shall be used only for ancillary office accommodation for purposes incidental to the carrying out of the specialist dental surgery and shall not be used as a separate treatment room or for residential accommodation whatsoever unless otherwise agreed in writing by 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 the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - P1
Block plan - P2
Proposed site plan - M114769-03
Plans and elevations - M114769-01

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/13/00526

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 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) The applicant is advised of the following requirements with regards to access:

a) in order to ensure full accessibility of any staff likely to require access, the access ramp should be included as part of the initial project, otherwise should one be required in the future it is likely to be considered that a temporary ramp would be sufficient, but would not be a suitable long term solution.

b) while the width of the proposed doorway is more than ample for wheelchair access, there would seem to be little space within the office to move around, and we would also question whether adequate natural lighting could be provided to suit the needs of a potential partially-sighted worker.

For further advice please contact the Havant Area Disability Access Group



Mr Chris Murray
Service Manager (Planning Development)

06 August 2013