



**Havant**  
**BOROUGH COUNCIL**

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Mr R Tutton  
23 Romsey Avenue  
Fareham  
PO169TR

For: Mr Ozdemir

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

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**Application Number:** APP/13/00570

**Site Address:** 4 Purbrook Chase Precinct, Waterlooville, PO7 5QH

**Proposal:** **Proposed change of use from retail shop (Class A1) to hot-food takeaway (Class A5); erection of flat-roofed rear extension; and the provision of an extraction system.**

Further to your application received on 10 June 2013, which was valid from 10 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 on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the extension and flue hereby permitted shall not commence until samples and details of all external facing, finishes and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the details submitted with the application no externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises unless and until details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority. Any such plant, machinery or structure shall thereafter be installed and maintained in accordance with the approved details.  
**Reason:** To safeguard the amenities of the locality and/or occupiers of neighbouring property 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.

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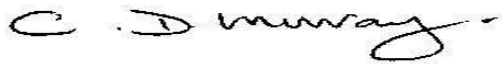
- 4 Notwithstanding the details submitted with the application the use hereby permitted shall not commence until a more detailed scheme for filtration and extraction of fumes generated (by cooking processes) at the premises has been submitted to and approved in writing by the Local Planning Authority and the approved filtration and extraction scheme has been completed in full accordance with all detailed components of such scheme. At all times thereafter, all elements of that scheme shall be maintained in a wholly efficient and effective working order.  
**Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property 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.
- 5 The premises shall not be open outside the hours of 10.00 am and 10.00 pm Monday to Saturday and not at all on Sundays and recognised Public Holidays.  
**Reason:** In the interests of the area generally and nearby residential properties in particular and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The use hereby permitted shall not commence until provision has been made for the disposal of litter resulting from the use, and such provision shall be in accordance with details agreed in writing with the Local Planning Authority.  
**Reason:** In the interests of the amenity of occupiers of nearby 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.
- 7 The use hereby permitted shall not commence unless and until details of the range of food proposed to be sold at the premises has been submitted to and approved in writing by the Local Planning Authority. Thereafter there shall be no change in the range of food sold unless appropriate measures are undertaken and agreed in writing by the Local Planning Authority to the extraction system approved under Conditions 3 and 4 of this consent.  
**Reason:** To protect the amenities of occupiers of adjoining properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 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.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Application form  
Site and Location Plans 18.12.F12.100 Rev A  
Existing Plan 18.12.F12.101 Rev A  
Existing Elevations 18.12.F12.102 Rev A  
Proposed Plan 18.12.F12.103 Rev B  
Proposed Elevations 18.12.F12.107 Rev B  
Planning Design and Access 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](http://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:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray  
Service Manager (Planning Development)

05 August 2013