



Mrs Clifford
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Portsmouth
PO2 9EQ

For: Mrs Anderson

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

Application Number: APP/12/01329

Site Address: 7 London Road, Purbrook, Waterlooville, PO7 5LQ

Proposal: Change of use of from mixed use (dwellinghouse and day nursery for up to 25 children) to day nursery for up to 55 children.

Further to your application received on 20 December 2012 which was valid from 02 January 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 nursery shall only operate between the hours of 0730 until 1830 Monday to Friday, and shall not operate at all at weekends or public holidays.
Reason: To protect the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The parking area in Marrelswood Gardens shown on the plans hereby approved shall be made available for the dropping off and collecting of children to and from the nursery only, and shall not be used at any time for staff parking. This parking area shall be kept available for the duration of the use hereby approved, unless otherwise agreed in writing with the Local Planning Authority.
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.

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- 4 The number of children attending the nursery at any one time shall not exceed 55 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To protect the amenities of the neighbouring residents and in the interests of highway safety and having due regard to policies DM14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development shall not be brought into use until a minimum of 3 parking 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.
- 6 The number of children playing outside in the grounds of the nursery at any one time shall not exceed 30 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To protect the amenities of the neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement dated 14/12/2012 and received 8 January 2013
Parking Provision details received 8 January 2013
Existing floor plan, Plan 1, received 2 January 2013
Proposed floor plan, Plan 2, received 20 December 2013
Site Plan drwg.no 0313 OSPLAN issue recived 8 January 2013
OS Location Plan Licence No: 100047474 received 2 January 2013

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

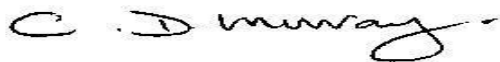
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS3	Skills and Employability
CS6	Regeneration of the Borough
CS9	Housing
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM14	Car and Cycle Parking on Development (excluding residential)

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the surrounding residential dwellings, highway safety and parking, the effect on the Listed Building and Conservation Area. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 were updated about issues after the initial site visit,



Mr Chris Murray
Service Manager (Planning Development)

27 February 2013