Havant BOROUGH COUNCIL

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Mr D Hall
CS2 Limited Lakeside
Shirwell Crescent
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MK4 1GA

For: Mr M Channing

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

Application Number: APP/12/00129
Site Address: 10 Wellington Way, Waterlooville, PO7 7ED
Proposal: Replacement of shop front.

Further to your application received on 03 February 2012, which was valid from 10 February 2012, 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.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

3 The existing shop windows shall be permanently retained with clear and unobscured glazing so that the interior of the premises is visible from the outside, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of visual amenity and to ensure the continuity of the shopping facade contribution to the visual character and vitality of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, and The National Planning Policy Framework, March 2012.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan drawing number 2050591/001 dated 3rd February 2012
Existing shopfront plan view drawing number 2050591/002 dated 3rd February 2012
Proposed shopfront plan view drawing number 2050591/005 dated 30th March 2012
Proposed elevation drawing number 2050591/003 dated 3rd February 2012
Design and access statement dated 3rd February 2012
Photographs dated 10th February 2012
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011
CS16 High Quality Design

The National Planning Policy Framework, March 2012

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 streetscene and the effect on neighbours. 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 Civic Offices or by telephoning 023 9244 6015.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

05 April 2012

Our Ref: APP/12/00129