



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

Mrs Sutton
Neame Sutton Limited
16 Broadmarsh Business Centre
Harts Farm Way
Havant
PO9 1HS

For: Mrs Snowdon Darling

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

Application Number: APP/12/01288

Site Address: 46 Langstone Road, Havant, PO9 1RF

Proposal: Removal of Condition 15 of Planning Permission APP/11/00019 to allow use of detached annex for business purposes.

Further to your application received on 11 December 2012, which was valid from 03 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 detached annex shall be used only for a Kinesiologist clinic, and for no other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To ensure that the use has an acceptable impact on the residential amenities of adjoining residents and in the interests of highway safety having due regard to policies CS16, CS20, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The business use of the annex hereby permitted shall be carried on only by Mrs Snowden Darling of 46 Langstone Road and a maximum of one other business partner and shall be limited to the period during which Mrs Snowden Darling is engaged in the business and 46 Langstone Road is occupied by Mrs Snowden Darling. When the premises cease to be used by Mrs Snowden Darling or her occupation of 46 Langstone Road ceases whichever is the sooner the use hereby permitted shall cease and the annex shall thereafter be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and interrelationship between the business use and the occupation of the dwelling in relation to highways and parking having due regard to policies CS16, CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The use hereby permitted shall not open to the public before 10.00 hours or remain so open after 19.30 hours on Monday to Saturday or at any time on Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The use of the building as a kinesiologist clinic shall operate solely in accordance with the details provided in paragraphs 3.6 to 3.9 of the Planning, Design and Access Statement submitted by Neame Sutton dated December 2012 in association with this planning application unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and to ensure that highway issues are appropriately addressed having due regard to policies CS16, CS20 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Within three months of the date of this permission the widening of the dropped kerb and access shown on drawing number 100 Rev E shall be provided within 3 months of the date of this permission unless a revised time scale is agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policies CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework 2012.
- 6 The turning space in front of the dwellinghouse and annex as shown on drawing number ITB8002-GA-005 shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.
Reason: In the interests of highway safety and having due regard to policies DM13 and DM14 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:
Planning, Design and Access Statement Dated December 2012
Highways Statement Dated 16th July 2012
Location Plan Drawing Number L01
External Works Drawing Number 100 Rev E
Annex Drawing Number 10 Rev B
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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS2	Employment
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM14	Car and Cycle Parking on Development (excluding residential)
DM9	Development in the Coastal Zone

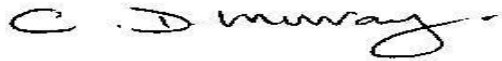
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of impact on the character and appearance of the area including the adjacent Conservation Areas, impact on the residential amenities of nearby residents, highway implications and parking. 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 Development Control Service at the Civic Offices 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.
- (5) You are advised that this permission only relates to condition 15 of Planning Permission APP/11/00019 granted on 29th March 2011 which required that the Annex be used for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever. Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16 and 17 imposed by Planning Permission APP/11/00019 are still valid and should be complied with at all times.



Mr Chris Murray
Service Manager (Planning Development)

28 February 2013