Havant BOROUGH COUNCIL

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ARA Architect
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For: Parkdean Holidays

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

Application Number: APP/11/01591
Site Address: Hayling Island Holiday Park, Manor Road, Hayling Island, PO11 0QS
Proposal: Erection of single storey timber shop building including access ramp, steps and decking area to front.

Further to your application received on 31 October 2011, which was valid from 10 November 2011, 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 regards 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 building hereby permitted shall not commence until samples and details of all external facing 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 Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

3 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

4 The retail unit hereby permitted shall be for the use of the occupiers of the Hayling Island Holiday Park only.
Reason: To protect the amenity of the surrounding area and in the interests of highway safety and having due regard to Policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 The development hereby permitted shall not be open until details of the opening hours have been submitted to and approved in writing by the Local Planning Authority. The approved opening hours shall be adhered to at all times.
Reason: To protect the amenities of nearby residents and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 23.

6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed shop 6628 - 01 Rev A
Existing Plan 6628 - 03 Rev A
Proposed shop 6628 - 04

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS16	High Quality Design
CS5	Tourism
DM10	Pollution
DM14	Car and Cycle Parking on Development (excluding residential)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS23	(Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies, 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 upon the character of the area, the effect upon residential amenity and highway implications. 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.



Mr Chris Murray
Service Manager (Planning Development)

05 January 2012

Our Ref: APP/11/01591