



Havant
BOROUGH COUNCIL

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To:
Mr R Day
29 St Andrews Road
Farlington
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PO6 1AD

For: Westend Ltd

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

Application Number: APP/12/00735

Site Address: 19 The Oakwood Centre, Downley Road, Havant, PO9 2NP

Proposal: Change of use from existing B1/B8 (office and warehousing) to A1 (retail) to allow the operation of an exotic pet shop (for 5 year period) and new shopfront.

Further to your application received on 17 July 2012, which was valid from 27 July 2012, Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reasons for the Council's decision to refuse planning permission are:

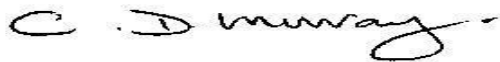
- 1 The proposal would result in a loss of an existing employment site for which no evidence has been provided to show that the site is no longer suitable for employment purposes. The proposal is therefore contrary to policies CS2 and DM3 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012
- 2 The proposed use is a main town centre use as defined by the National Planning Policy Framework 2012. The site lies outside of the defined town centre of Havant and no evidence has been submitted to indicate that there are no sequentially preferable sites available. The proposal is therefore likely to detract from the vitality and vibrancy of the existing Town Centre contrary to policy CS4 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework, March 2012.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

Our Ref: APP/12/00735

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.



Mr Chris Murray
Service Manager (Planning Development)

21 September 2012