Havant
BOROUGH COUNCIL

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To:
Mr de Miguel Vidal
McAndrew Martin Limited
One Links House
Fairway Business Centre
Dundas Lane
Portsmouth Hants
PO3 5BL

For: Dial-A-Screen

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

Application Number: APP/10/01024
Site Address: Unit fronting 24 Palmers Road, Emsworth
Proposal: Demolition of annex, replacement of existing metal profiled roof covering and subdivision to form 2No. smaller industrial units.

Further to your application received on 20 December 2010 which was valid from 31 January 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 your application.

(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(s) 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statements 1.

3 The parking spaces shown in drawing number 101/P/297.03 Revision A1 as part of the development hereby permitted shall be permanently retained and kept available for the parking of vehicles in association with the use of the workshops the subject of this permission.
Reason: To ensure the retention of adequate on-site car parking in association with the use of the building and to discourage parking on the adjoining highway in the interests of highway safety and local amenity, in accordance with policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

4 The premises shall be used only for B1(C) and for no other purpose whatsoever including any other purpose in Class B1 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: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

5 The premises shall not open to the public between 07.30 hours and 18.00 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 policies and proposals CS16 of the Havant Borough Core Strategy 2011.

6 Prior to the installation of any external lighting, details shall first be submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed at the premises unless it has been first approved in accordance with this condition.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011.

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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM3	Protection of Existing Employment and Tourism Sites
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
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 and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of National policies fostering economic growth, effect on neighbouring properties, the effect on the streetscene and car 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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

29 March 2011

Our Ref: APP/10/01024