Havant
BOROUGH COUNCIL

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For: Mr Cliffe

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To:
Mrs Pericleous
Garner Wood
Atlantic House
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The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/11/01092
Site Address: 75B London Road, Waterlooville, PO7 7EL
Proposal: Change of Use from A1 retail to A2 professional and financial services

Further to your application received on 02 June 2011, which was valid from 21 June 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 in connection with 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 existing display windows at the ground floor site frontage to London Road shall be permanently retained with clear and unobscured glazing and the window displays within the premises shall remain visible from the outside, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of visual amenity, the character of the conservation area, to ensure the continuity of the shopping facade as part of the visual character and vitality of the area and having due regard to saved Policies TC1 and TC7 of the Havant Borough District Wide Local Plan 1996-2011 and Policy CS4 of the Havant Borough Core Strategy, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 4 and 5.

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

Site Plan dated 3rd June 2011
Location Plan dated 3rd June 2011
Block Plan dated 3rd June 2011
Parking Spaces dated 3rd June 2011
Proposed Floor Plan dated 21st June 2011
Design and Access Statement dated 21st June 2011
Marketing Statement dated 21st June 2011
Photos dated 3rd June 2011

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 District Wide Local Plan 1996-2011
- CS4 (Cemeteries)
- TC1 (Hierarchy of Centres)
- TC7 (Changes of Use Secondary Frontage)

National Policies
- PPS 1 (Delivering Sustainable Development)
- PPS 4 (Planning for Sustainable Economic Growth)

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 on the streetscene, vibrancy and vitality and highway considerations. 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

07 September 2011

Our Ref: APP/11/01092