Havant
BOROUGH COUNCIL

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To:
Edward Caush Associates
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For: WKB Havant Ltd

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

Application Number: APP/11/00919
Site Address: 1 Elettra Avenue, Waterlooville, PO7 7XW
Proposal: Erection of two storey extension to accommodate new car showroom, offices and valeting building.

Further to your application received on 11 April 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, as amended by plans received on 16 May 2011; 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 This permission shall relate only to the application as amended by the floor plan drawings:
10:1074:1.(2-) 103A and
10:1074:1.(2-) 104A,
which were received by the Local Planning Authority on 16th May 2011.
Reason: In the interests of clarity and to avoid an inappropriate form of development.

3 The showroom, which comprises the area 'grid-hatched' on the submitted ground floor plan numbered 10:1074:1.(2-) 103A , shall be used only for the display and sale of cars and vehicles only, and for no other purposes whatsoever. It shall not be used for any other shop or retail activities as defined under Class A1 of the Town and Country Planning (Use Classes) Order 2005, or any Order revoking or re-enacting that Order.
Reason: In the interests of clarity and to avoid the unplanned use of the premises for other retail activities, the impacts of which would require assessment under other polices including policies CS2, CS4 and CS20 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework, and Planning Policy Statement 4.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development Order), including Schedule 2, Part 8 of the 1995 Order as amended in 2010, no additional floorspace shall be created within the showroom/workshop building as extended in accordance with this permission, including the insertion of any mezzanine floor, nor shall any extension nor any or additional building in the curtilage of the site be constructed, without the prior written approval of the Local Planning Authority.
Reason: In order to avoid the unplanned intensification of development the impacts of which would require assessment under other polices including policies CS2, CS4 and CS20 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework, and Policy Statement 4.

5 Construction of the extension hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved in writing 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 form part of the Local Development Framework and Planning Policy Statement 1.

6 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of any proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality 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 1.

7 Construction of the extension hereby permitted shall not commence until a scheme for insulating the extension against internally generated noise has been submitted to and approved in writing by the Local Planning Authority. The extension shall not be brought into use until the implementation of all works forming part of such approved noise insulation scheme has been completed in full accordance with all detailed components of such scheme.
Reason: To safeguard the amenities of other premises nearby and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 24.

8 Construction of the extension hereby permitted shall not commence until a detailed scheme of soft landscaping for all open parts of the site not proposed to be hardsurfaced, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and ground preparations together with timing provisions for completion of the implementation of all such landscaping works, and arrangements for aftercare. The implementation of all such approved landscaping shall be completed in full accordance with such approved details and timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
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 forms part of the Local Development Framework and Planning Policy Statement 1.

9 Construction of the extension hereby permitted shall not commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: In the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

10 Prior to the commencement of the use of the extension hereby approved parking and vehicle manoeuvring space shall be provided within the site, surfaced and marked out in accordance with the approved site plan Drawing No. 10:1074:1.(2-) 102. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

11 Notwithstanding any information contained in the current application, no new external lighting shall be installed on the site without the prior written approval of the Local Planning Authority of details including the type, height, and intensity of such lighting. There shall be no other new external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

12 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.
Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 24.

13 Best practicable means should be used to prevent dust emissions from all demolition and construction activities (e.g. the use of water to suppress dust) to prevent causing a nuisance to people living and working in the vicinity of the site.
Reason: To protect the amenities of *occupiers* of nearby premises from air and dust pollution and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 24.

14 No bonfires to be allowed on site during the period of demolition, clearance and construction.
Reason: To protect the amenities of occupiers of nearby premises from air poliution and having due regard to policies DM10 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 24.

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
- CS2 (Community Health Facilities)
- CS4 (Cemeteries)

Havant Borough Core Strategy 2011
- CS16 High Quality Design
- CS20 Transport and Access Strategy
- DM10 Pollution
- DM14 Car and Cycle Parking on Development (excluding residential)

National Policies
- PPG13 (Transport)
- PPS 1 (Delivering Sustainable Development)
- PPS 4 (Planning for Sustainable Economic Growth)

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 the impact on the streetscene, the impact on neighbouring properties, economic development issues, highways and transport. 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

31 May 2011

Our Ref: APP/11/00919