Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Asset Management Service
Civic Offices
Floor 5 Core 3
Guildhall Square
Portsmouth Hants
PO1 2AY

For: Portsmouth City Council

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

Application Number: APP/10/00746
Site Address: 403 Middle Park Way, Havant, PO9 5DP
Proposal: Change of use from A1 (retail) to B1 (office).

Further to your application received on 12 October 2010 which was valid from 01 December 2010 Havant Borough Council, as Local Planning Authority **Grants Temporary 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 This permission shall be for a limited period expiring on 31 March 2014 on or before which date the use of the buildings for B1 (offices) shall be discontinued permanently and the site shall be restored to A1 (retail) unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The loss of a retail unit on a permanent basis has not been fully justified but consideration has been given to the wider community benefit of the proposed use for a temporary period, and having due regard to policy TC12 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

2 This permission shall enure for the benefit of Portsmouth City Council Environmental Improvement Team only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Portsmouth City Council Environmental Improvement Team cease(s) to occupy the land.

Reason: The loss of a retail unit on a permanent basis has not been fully justified but consideration has been given to the wider community benefit of the proposed use for a temporary period, and having due regard to policy TC12 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
TC1	(Hierarchy of Centres)
TC12	(Other Local Shopping Facilities Maintenance of Shops)

National Policies

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 effect on the streetscene and character of the area and the effect on the neighbouring properties. 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

26 January 2011

Our Ref: APP/10/00746