Havant BOROUGH COUNCIL

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Mr M Critchley
Martin Critchley Consultants Ltd
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For: Bernards Estate Agents Ltd

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

Application Number: APP/11/01293
Site Address: 47-47A London Road, Waterlooville
Proposal: Change of use from A1 (shop) to A2 (estate agent office).

Further to your application received on 28 July 2011, which was valid from 17 August 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 shop windows shall be permanently retained with clear and unobscured glazing so that the interior of the premises is visible from the outside, unless the Local Planning Authority gives prior written approval for any variation.
Reason: In the interests of visual amenity and to ensure the continuity of the shopping facade contribution to the visual character and vitality of the area and having due regard to Policy CS3 of the Havant Borough Core Strategy, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 6.

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
TC1 (Hierarchy of Centres)

Havant Borough Core Strategy 2011
CS3 Skills and Employability

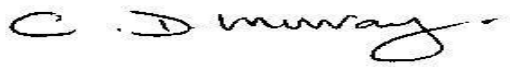
National Policies
PPS 1 (Delivering Sustainable Development)
PPS 4 (Planning for Sustainable Economic Growth)
PPS 6 (Planning for Town Centres)

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 vitality and vibrancy of the streetscene. 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.



Mr Chris Murray
Service Manager (Planning Development)

27 October 2011

Our Ref: APP/11/01293