Havant
BOROUGH COUNCIL

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To:
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The Stansted Centre
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For: J D Wetherspoon Plc

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

Application Number: APP/11/00258
Site Address: 8-9 Queens Parade, 121-123 London Road, Waterlooville, PO7 7EB
Proposal: Change of Use from public highway to pavement cafe area incoporating removable tables, chairs and parasols within public house trading hours (Sun-Thurs 0700-0000, Fri & Sat 0700-0100).

Further to your application received on 11 March 2011 which was valid from 17 March 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

1 The proposed change of use of the public highway to cafe for the duration proposed (Sun-Thurs 0700-0000, Fri and Sat 0700-0100) would give rise to late night noise and disturbance directly below residential properties including noise and disturbance in the evening and at night which would be detrimental to the amenities of residential properties and the character of the area. This would be contrary to Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough Core Strategy 2011, forming part of the Havant Borough Local Development Framework.

Other Important Information:

(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.

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(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.

Julia Potter
Executive Head of Planning and Built Environment

03 May 2011