Havant
BOROUGH COUNCIL

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To:
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For: Southern Cooperatives Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00597
Site Address: 62 Stakes Road, Waterlooville, PO7 5NT
Proposal: Change of use of ground floor retail units to 2No. residential units and external alterations and single storey rear extension.

Further to your application received on 03 September 2010, 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 26 October 2010 and as supplemented by additional information received on 27 October 2010; 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 development shall not be brought into use until a minimum of 6 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to saved policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

3 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to saved D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

4 The tree works for which consent is hereby granted shall not be carried out otherwise than under the supervision of a nominated representative of the Local Planning Authority and at a time agreed beforehand with that representative.
Reason: To safeguard the health and wellbeing of the tree(s).

5 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

6 The development, hereby permitted, shall be carried out and completed strictly in accordance with the measures specified in the Method Statement and Tree Protection Plan BJH.0465 submitted on the 28/10/2010 and within the root protection area of the oak tree there shall be no:

- mixing of cement, concrete, paint nor storage of these or oils or chemicals, nor

- storage or loading of materials, nor

- construction or laying orf underground services, nor

- disturbance of the surface of the car park (or in the southern area of the car park generally) without the prior submission and writtenagreement of the Local Planning Authority in writing of a speciifc method statement for this work.

Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2010, which forms part of the Havant Borough Local Development Framework.

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)
L6	(Conservation and Protection of Existing Natural Features)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC12	(Other Local Shopping Facilities Maintenance of Shops)

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 loss of retail unit, the impact of design on the existing building and character of the area, the impact on neighbouring properties, parking implication and the impact on TPO tree. 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

29 October 2010