

To:
Richmond & James Ltd.
Unit 23
Brambles Enterprise Centre
Waterberry Drive
Waterlooville, Hants
PO7 7TH

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

Application Number: APP/11/00056

Site Address: 62 Stakes Road, Waterlooville, PO7 5NT

Proposal: Change of use from retail (Class A1) to vehicle sales and upholstery.

Further to your application received on 17 January 2011 which was valid from 21 January 2011 Havant Borough Council, as Local Planning Authority, **Refuses Planning Permission** for the above proposal.

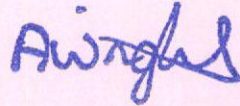
The reasons for the Council's decision to refuse planning permission are:

- 1 On the basis of the limited information available to the Local Planning Authority with regards to the type of sewing machines and light electric powers tools to be used for vehicle upholstery work, it is not considered that the proposed development could be undertaken in a satisfactory manner and without being detrimental to the amenities of the surrounding residential dwellings. The proposal is therefore contrary to Policy CS16 and DM10 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.
- 2 The layout and siting of the proposed vehicular parking spaces would result in loss of a tree important in the local landscape and subject to a Tree Preservation Order. The proposal is therefore contrary to policy CS11 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework.
- 3 The proposed development by virtue of its layout would constitute an undesirable over-intensive use of the site which would have an adverse effect on the amenities of occupiers of adjoining properties. The proposal is therefore contrary to policy CS16 and DM10 of the Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning.

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.

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.
- (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

16 March 2011