



Havant
BOROUGH COUNCIL

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To:
Mr T Ray
15 Abbotstone Avenue
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/11/00070

Site Address: 15 Abbotstone Avenue, Havant, PO9 2HL

Proposal: Change of use to one half of double garage (Class C3) to a beauty salon (Sui Generis).

Further to your application received on 20 January 2011, which was valid from 18 February 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 with your application, as amended by plans received on 22 March 2011; 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 4 parking spaces have been provided within the curtilage of the site and one of those spaces kept available solely for the use of clients to the beauty salon during opening hours and the thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

- 3 The premises hereby permitted shall not open to the public before;
- 09.30 hours or remain so open after 17.30 hours on Monday, Tuesday and Friday
 - 09.30 hours or remain so open after 20.30 hours on Wednesday and Thursday
 - 09.30 hours or remain so open after 12.30 hours on Saturday
 - It shall not open at any time on Sunday or any recognised Public Holiday.
- There must be a 15 minute gap between each appointment.
- Reason:** To protect the amenities of nearby residential properties, highway safety and having due regard to policy DM10 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13 and 23.
- 4 The area of the garage hatched green on the ground floor layout plan shall be retained and kept available for the parking of cars at all times and shall not be converted to commercial space or living accommodation without the prior written approval of the Local Planning Authority.
- Reason:** To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of highway safety / local amenity and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.
- 5 A garage roller shutter door shall at all times be retained in front of the proposed shop front and shall remain closed outside of the opening hours of the beauty salon.
- Reason:** In the interests of visual amenity of this residential streetscene and policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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

Havant Borough Core Strategy 2011

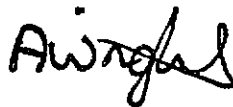
CS16	High Quality Design
CS2	Employment
CS6	Regeneration of the Borough
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)

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, the appropriateness of the design, the effect on neighbouring properties and highways. 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

15 April 2011