Havant
BOROUGH COUNCIL

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To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mrs Jackson-Scarratt

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00054
Site Address: Stoke House, Northwood Lane, Hayling Island, PO11 0LR
Proposal: Change of use of garden/hobbies room (formerly garage) for part time home hairdressing.

Further to your application received on 16 April 2010, which was valid from 19 April 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 supplemented by additional information received on 19 May 2010 and 21 May 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 This permission shall enure for the benefit of Mrs Jackson-Scarratt only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Mrs Jackson-Scarratt ceases to occupy the land.
Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring properties, and highway and transport matters and having due regard to saved Policies D1, PC1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1, CC6 and T4 of the South East Plan and Planning Policy Statement 1.

3 The hair dressing use hereby permitted shall only take place between the hours of 0900 and 1700 on Tuesday, Wednesday and Friday and 0900 and 1300 on Saturday and not at all on Mondays, Thursdays and Sundays or recognised Public Holidays.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to saved Policies PC1 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1 and CC6 of the South East Plan and Planning Policy Statement 1.

4 When the use hereby permitted is in operation a parking space shall be made available within the curtilage of the site for visiting clients.
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, T4 of the South East Plan and Planning Policy Guidance 13.

5 The hairdressing use shall be operated in accordance with the details regarding clientele arrangements provided within the email received on 21 May 2010.
Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring properties and highway and transport matters and having due regard to saved Policies D1, PC1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1, CC6 and T4 of the South East Plan and Planning Policy Statement 1.

6 There shall be no employees associated with the hairdressing use hereby permitted.
Reason: In order to control the nature of the use in the interests of the character of the locality, the amenities of neighbouring properties and highway and transport matters and having due regard to saved Policies D1, PC1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Policies CC1, CC6 and T4 of the South East Plan and Planning Policy Statement 1.

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)
EMP8	(Home Based Businesses)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)

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 the neighbouring properties, highway implications and the effect on 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.

S Thwaites

for

Mrs J A Batchelor
Head of Development & Technical Services

14 June 2010

Our Ref: APP/10/00054