

Mr Davey Principal Design Ltd Ltd Ivy Cottage Botley Road Shedfield Southampton SO322JG	For: Mrs Jade Slade
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**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/25/00028

Site Address: 33 St James Road, Emsworth, PO10 7DW

Proposal: Erection of a garden studio in use as a hair salon.

Further to your application received on 14 January 2025, which was valid from 20 January 2025, 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 regard to your application; and
- (ii) The following conditions:

Conditions:

1	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: 18 Mar 2025 BLOCK PLAN 01 REV B PROPOSED FLOOR 02 REV A PROPOSED ELEVATIONS 18 Mar 2025 NOISE MANAGEMENT PLAN HOURS OF USE 20 Jan 2025 LOCATION PLAN 16 Jan 2025 FLOOD RISK ASSESSMENT Reason: - To ensure provision of a satisfactory development.</p>

2	<p>This permission for use of the outbuilding as a hair salon shall be for a limited period expiring 12 months from the date of this permission, on or before which date the use of the outbuilding as a hair salon shall be discontinued permanently and its use shall revert to purposes incidental to the enjoyment of the dwellinghouse (33 St James Road) only, unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.</p> <p>Reason: To enable the Local Planning Authority to review the amenity and highways impacts of the use within the residential area and having due regard to policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
3	<p>This permission for use of the outbuilding as a hair salon shall enure for the benefit of Mrs J Slade only whilst resident at 33 St James Road and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Mrs J Slade ceases to reside at 33 St James Road . Reason: To ensure that the business operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of 33 St James Road , having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</p>
4	<p>The use of the outbuilding authorised by this permission shall comprise use as a hair salon only, (or as a use ancillary to the enjoyment of the dwelling as per condition 2 above) as set out in the supporting statement submitted with this application. No other uses within the same Use Class shall take place on the site.</p> <p>Reason: Having regard to the particular circumstances of the case where the location is residential in character and has the potential to result in neighbour amenity and traffic issues, and having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
5	<p>The hair salon hereby permitted shall only be open for trade or business on the following days and hours: Monday – Friday: 0900 hrs - 1700 hrs and Saturdays 0900 hours to 1400 hours</p> <p>Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
6	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no externally vented air conditioning, plant machinery or equipment, extracts or noise generating equipment shall be installed at the premises unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</p>

7	<p>Each hairdressing session hereby approved shall be carried out in strict accordance with the following arrangements:</p> <p>(i) There shall be a maximum of 1 client at any given time;</p> <p>(ii) There shall be a maximum of one member of staff - Mrs J Slade ; A detailed register of appointments shall be kept and made available for inspection by the Local Planning Authority upon request.</p> <p>(iii) A time period of 20 minutes shall be retained between the end of one appointment and the beginning of the next .</p> <p>(iv) the final appointment of the day will finish no later than 1700 hours</p> <p>Reason: To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Other Important Information:

(1)	<p>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 6571.</p>
(2)	<p>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.co.uk</p>
(3)	<p>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 Plaza or by telephoning 023 9244 6015.</p>

(1)	<p>Southern Gas Networks - Overbuild Advisory Note</p> <p>There are a number of risks created by built over gas mains and services; these are:</p> <p>Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.</p> <p>Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.</p> <p>Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.</p> <p>Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:</p> <ol style="list-style-type: none"> 1. Check your proposals against the information held at https://www.linerearchbeforeudig.co.uk/ to assess any risk associated with your development and 2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below: <p>Phone 0800 912 1722 / Email plantlocation@sgn.co.uk</p> <p>In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.</p> <p>Further information on safe digging practices can be found here: Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work https://www.sgn.co.uk/damage-prevention</p> <p>Further information can also be found here https://www.sgn.co.uk/help-and-advice/digging-safely</p>
(2)	<p>Southern Water requires a S106 connection application which will need to be submitted and approved.</p>
(3)	<p>In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>You sought and were provided with pre-application advice,</p> <p>You were updated about issues after the initial site visit.</p>

Steve Weaver

Steve Weaver
Development Manager

17 April 2025

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

These notes are for information only and do not purport to set out the law on the subject.
Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.

If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings.

Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation.

Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

Check your proposals against the information held at <https://www.linsearchbeforeudig.co.uk/> to assess any risk associated with your development and

Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.