

c/o agent
Waterside Head Office, Haslingden
Road, Guide, Blackburn, BB1 2FA

Mr. Adam Beamish
Apartment 231, River Crescent,
Waterside Way, Nottingham, NG2 4RE

Removal/variation of conditions
Notification of Decision: Approve with Conditions

Application Number: APP/25/01023

Site Address: KFC Drive Thru, Larchwood Avenue, Havant, PO9 3BF

Proposal: Variation of Condition 11 of Planning Application APP/16/00875 relating to hours of operation.

Further to your application received on 15 December 2025 which was valid from 15 December 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** 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:</p> <p>Plans:</p> <p>Proposed Site Plan for Planning (Fixtures & Fittings and Trees and Shrubs) Drawing No. 0000/2011/B122/14-0062 Rev N</p> <p>Proposed Site Plan Site Details for Planning (Ramps/Walkways etc) Drawing No. 0000/2011/B129/14-0062 Rev A</p> <p>Proposed Site Plan with new Pedestrian Access Drawing No. 0000/2011/B126/14-0062 Rev D</p> <p>Proposed Site Plan and External Elevations with signage Drawing No. 0000/2011/B211/14-0062 Rev N</p> <p>Proposed Landscape Plan Drawing No. 0000/2011/B215/14-0062 Rev B</p> <p>Site Plan and External elevations with Signage Drawing No. 0000/2011/B211/14-0062 Rev J</p>
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	<p>Proposed Section A-A KFC-McDonald's Drawing No. 0000/2011/B214/14-0062 Rev C</p> <p>Proposed General Arrangement 0000/2011/G212/14-0062</p> <p>Plan (Floor Plan) Drawing Proposed Secure Cycle Stand Drawing No. 0000/2011/B127/14-0062 Rev A</p> <p>Proposed Lighting Layout Rev 02</p> <p>Existing Drainage Drawing No. 1536-4</p> <p>Trial Hole Locations Adjacent to Existing Retaining Wall Drawing No. 1536-4/1</p> <p>Documents:</p> <p>Acoustic Assessment Doc. Ref. 472526 dated 30/11/2025</p> <p>Carb'n off Post Clean verification report</p> <p>Planning Statement August 2016</p> <p>Design and Access Statement Ref: 14-0062 July 2016</p> <p>Travel Assessment August 2016</p> <p>Measures Only Travel Plan August 2016</p> <p>Mechanical Ventilation & Environmental Control Equipment Project Ref: 80722 12th May 2016</p> <p>Site Investigation Report No. CCL02834.CA81 March 2016</p> <p>Pre-Development Arboricultural Survey and Impact Assessment Ref No. RT-MME-122638-02 Rev A Revised October 2016</p> <p>Arboricultural Method Statement Report No.: RT-MME-122638-03 Rev B May 2017</p> <p>Tree Protection Plan Drawing No: C122638-03-01_Rev B</p> <p>Pre-Development Arboricultural Survey and Impact Assessment Report No.: RT-MME-122638-02 Rev B</p> <p>Drainage Statement Ref. 1536-4/GS/AJR May 2016</p> <p>Environmental Noise Assessment Project No. 1616156 20th June 2016</p> <p>Preliminary Ecological Appraisal Report No. RT-MME-122638-01 June 2016</p> <p>Letter Savills dated 24th October 2016</p>
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	<p>Installation: Exterior Lighting Dated 10th August 2016</p> <p>Response to Havant Highways - Peter Evans Partnership October 2016</p> <p>CNSB Bypass Separator Commissioning and Maintenance Guide</p> <p>Conder CNSB Bypass Separator Ref UTG9503</p> <p>Details of AquaCell Prime Attenuation and Infiltration System</p> <p>Statement of Community Involvement June 2016</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
2	<p>The premises shall only be open for trade or business between the hours of:</p> <p>06.00 hours and 00:00 hours (midnight) on Monday – Thursday inclusive;</p> <p>06.00 hours and 00.00 hours (midnight) on Sunday</p> <p>06:00 hours Friday until 02:00 hours Saturday</p> <p>06:00 hours Saturday until 02:00 hours Sunday</p> <p>Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
3	<p>The Mechanical Ventilation and Environmental Control Equipment shall be operated and maintained in accordance with the report by Ashworth Project Ref. 80722 dated 12th May 2016 as approved in relation to planning permission APP/16/00875. No additional such equipment shall be installed at the site unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of the locality and/or occupiers of nearby 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>
4	<p>The car parking, servicing and other vehicular access arrangements shown on the approved plans in relation to planning permission APP/16/00875 to serve the development shall be retained for their intended purpose.</p> <p>Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
5	<p>No article of any description shall be stored outside the building(s) approved under planning permission APP/16/00875 unless otherwise agreed in writing by the Local Planning Authority.</p>

	<p>Reason: In the interests of the amenity of the area 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>Landscaping shall be maintained in accordance with the Landscape Maintenance and Management plan approved under condition 15 of Planning Permission APP/16/00875.</p> <p>Reason: To ensure that due regard is paid to the continuing enhancement, management and maintenance of landscaping at the site in the interests of the character and visual amenities of the area and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
7	<p>The lighting at the site shall conform to the details shown on the Proposed Lighting Layout Rev 02 and Installation Exterior Lighting document dated 10th August 2016 approved under planning permission APP/16/00875 unless otherwise agreed in writing by the Local Planning Authority. There shall be no other external lighting at the site other than as previously approved.</p> <p>Reason: In the interests of amenity and ecology having due regard to policies CS11, CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
8	<p>The staff and customer cycle parking shall be retained and maintained as approved under planning permission APP/16/00875.</p> <p>Reason: To encourage the use of non-car based travel options in the interests of the sustainability of the development having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
9	<p>The provisions of the Travel Plan approved under planning permission APP/16/00875 shall be maintained as approved under planning permission APP/16/00875 unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To encourage the use of non-car based travel options in the interests of the sustainability of the development and to reduce traffic entering and leaving the site having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>
10	<p>The scheme of litter control/picking in relation to takeaway and drive-through litter emanating from the restaurant approved under planning permission APP/16/00875 condition 20 shall be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To control litter emanating from the development in the interests of the character and amenity of the area having due regard to policies CS16 and DM10</p>

	of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
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Informatives:

11	<p>In accordance with paragraphs 38-50 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>Your application was acceptable as submitted and no further assistance was required.</p>
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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 6571.
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.co.uk
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 Plaza or by telephoning 023 9244 6015.

Steve Weaver

Steve Weaver

Development Manager

Havant Borough Council
30 March 2026

PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ ALONGSIDE YOUR NOTIFICATION OF DECISION

1: APPEAL INFORMATION

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.

2: BUILDING CONTROL

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

3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

4: 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:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.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:

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.