

Our Ref: 25052/CJ/TR/CVN
Your Ref: PP-14822033
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01 April 2026

Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

Dear Planning Team,

BURGER KING, 26 PARK ROAD SOUTH, HAVANT, PO9 1HB
APPROVAL OF DETAILS RESERVED BY CONDITION 1 AND 4 PURSUANT TO APP/25/00126

On behalf of our client, BKUK Group Ltd, we write in relation to the above site address to discharge condition 1 and 4 pursuant to planning permission ref. APP/25/00126 dated 16th of February 2026.

Planning permission APP/25/00126 granted planning permission for the following description of development:

“Variation of Condition 15 of planning permission 00/61718/003 to extend trading hours as follows:

Internal Restaurant area: 05.00 hours to 24.00 hours 7 days a week

Drive-through facility: 00.00 hours to 02.00 hours and 05.00 hours to 24.00 hours Monday to Thursday inclusive 00.00 hours to 24:00 hours Friday, Saturday, Sunday (24 hours)”.

This covering letter supports an application for the discharge of condition 1 and 4 which were attached to permission APP/25/00126. This application is supported by the following information:

- Application form; and
- Intercom Noise Assessment by Noise Solutions Limited.

The Council's planning fee and planning portal fee has also been paid on submission of this application.

Discharge of Condition 1

Condition 1 states:

“This permission shall operate on a trial basis for a period of 12 months from the commencement of the extended opening hours. Prior to commencement of these extended hours, the Applicant must inform the Council in writing of the intended start date in order to determine the 12-month date.

Following the expiry of this 12-month period, the extended opening hours must cease and must revert to trading hours set out in condition 15 of Planning Permission 00/61718/003 unless prior written consent or alternative trading hours are agreed in writing by the Local Planning Authority.”.

The reason for its imposition is noted as:

“To enable a review of the extended operation of the site over a period of time to assess any impacts resulting from the operation of longer hours over a period of time on noise, antisocial behaviour, and impacts on nearby residents and having due regard to policies CS8, CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.”.

The Applicant submits this application to discharge the condition on 1st of April 2026 and requests that the Council recognises the start of the trial period as commencing on the day following the discharge of Condition 4 (outlined below). It is anticipated that the condition will be discharged within eight weeks, by the 27th of May 2026.

Accordingly, the trial period should begin on 28th of May 2026. However, if the determination of condition 4 is delayed, this date will be adjusted to reflect the earliest lawful commencement date. Firstplan will update this covering letter as necessary to confirm any revised date.

Discharge of Condition 4

Condition 4 states:

“Prior to the commencement of the extended opening hours a noise report shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that noise relating to the intercom/Tannoy drive through operation is inaudible at nearby residential facades. The intercom/Tannoy shall thereafter be operated in accordance with the approved details and remain inaudible at nearby residential facades.”.

The reason for its imposition is noted as:

“To ensure that the operation of the intercom/Tannoy does not negatively impact residential amenities and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.”.

The Applicant has instructed Noise Solutions Limited to prepare the necessary report to cover the discharge of Condition 4. In the accompanying report it is demonstrated that:

“From the results of the survey, it can be surmised that the intercom is inaudible at the façade of the nearest noise sensitive receptor R1. Subjectively noise from the intercom was completely inaudible at the façade, this is further supported by there being no measurable difference in levels whether it was operated or not.”.

As such the report recommends the discharging of Condition 4.

Conclusion

The above details are submitted with the necessary application forms, along with payment of £309 and the planning portal service charge of £91.

The application, including the supporting information as noted above, has been submitted via the Planning Portal (PP-14822033).

We trust that the above and enclosed documentation provides sufficient information to validate and approve the above planning condition in full, however, should you have any queries, please do not hesitate to contact me.

Yours faithfully,



TOM ROBERTS
Senior Planner