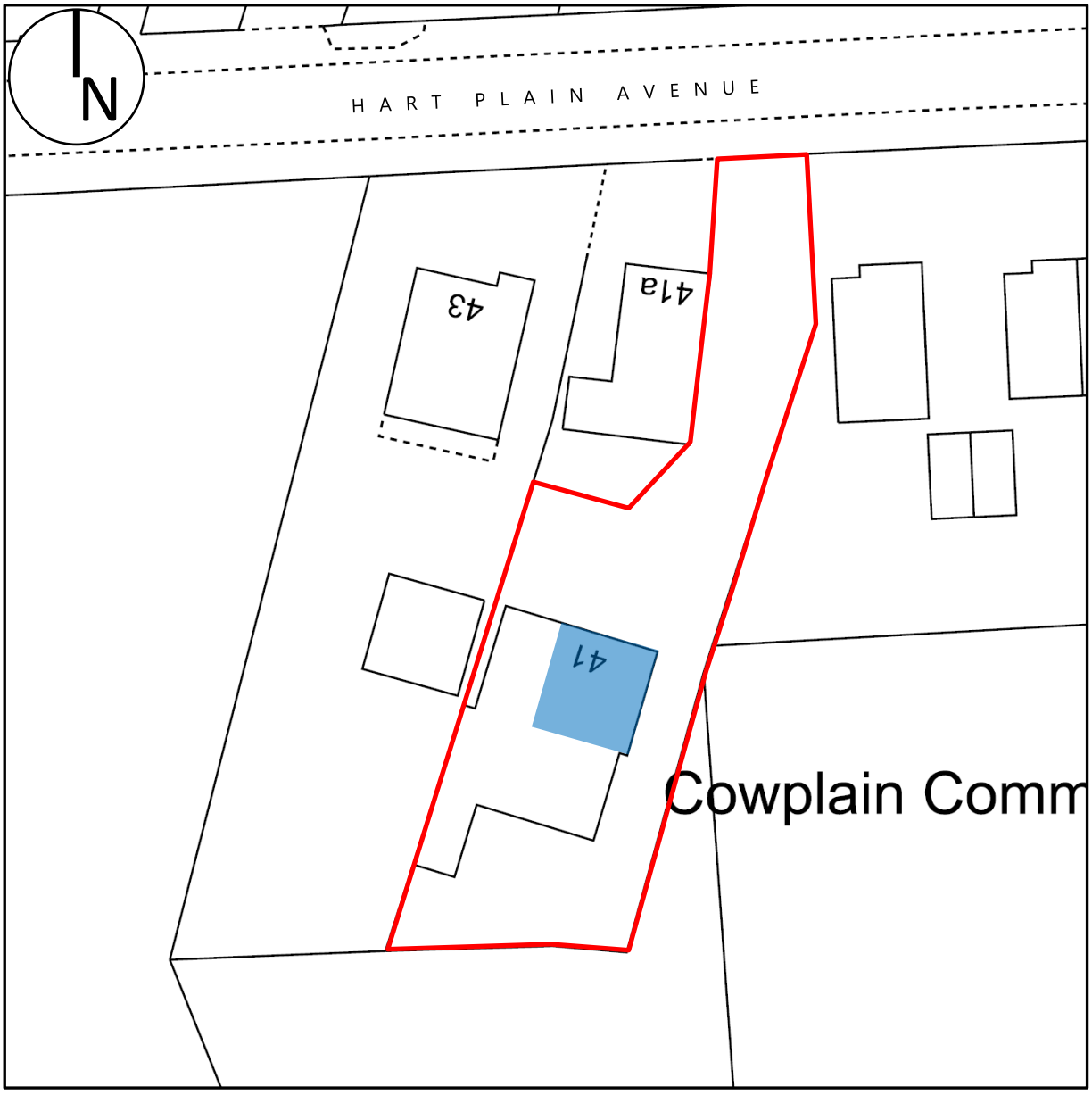
Appendix A

Plan of site

PLAN 1:500



0 25 50

Appendix B

Original 1980 planning permission

Form 9.

Box: 23

HAMPSHIRE

BOROUGH OF HAVANT

TOWN AND COUNTRY PLANNING ACT, 1971

To:— [redacted]

Reference No.: 21263/4

HAVANT BOROUGH COUNCIL
LEGAL & ADMINISTRATIVE
26 JUN 1980
REF

In pursuance of their powers under the above-mentioned Act the Council, as the local planning authority, hereby PERMIT

Detached garage for part domestic and part commercial use (as amended by letter dated 2nd April, 1980).
41, Hart Plain Avenue, Cowplain.

in accordance with your application received on 7th February, 1980, and the plans and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. External brickwork/materials shall match the existing dwelling.
3. Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1972 the garage shall be used only for purposes incidental to the enjoyment of the dwelling house as such and for private motor vehicle repairs and for no other purpose whatsoever.
4. Not more than two motor vehicles associated with the vehicle repair business shall be parked or otherwise left in the open on the site at any one time.
5. No vehicle repairs shall be carried out on the site other than within the garag
6. Motor vehicle repairs shall not be carried out on a commercial basis other tha between the hours of 9.0.a.m. and 5.30.p.m. Mondays to Friday and not at all o Saturdays, Sundays or recognized public holidays.
7. Within 3 months of commencement of work pursuant to this permission the existing garage shall be demolished and all resultant materials removed from t site.
8. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved application.
9. The existing natural hedgerow along the east ans west boundaries of the site shall be retained and reinforced where necessary to the satisfaction of the

The reasons for the conditions above are:— ....continued

1. To comply with Section 41 of the Town and Country Planning Act, 1971.
2. To ensure a satisfactory visual relationship of the new development to the existing.

3,4,5,6 . To safeguard the amenities of the adjoining residential area.

7. To safeguard the amenity of the locality.
8. The District Planning Authority consider that if the development is not carrie out strictly in accordance with the proposals as now approved the development

N.B.—See notes overleaf.

Civic Offices,
Civic Centre Road,
Havant, PO9 2AX.
Telephone: Havant (0705) 474174.

[redacted]

DEPUTY

Date 12th June, 1980.

All enquiries relating to this permission should be made of the Planning Officer, Civic Offices, Civic Centre Road, Havant, PO9 2AX. Tel.: Havant 474174.

O	C

5/78.

P.T.O.

NOTIFICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. (The statutory requirements are those set out in Section 36(7) of the Town and Country Planning Act, 1971, namely Sections 29(1), 30(1), 67 and 74 of the Act).

(2) In cases where a Government Department has expressed views on the proposals which are incorporated in the reasons for the imposition of conditions and the applicant wishes to lodge an appeal against such decision then a representative from that Government Department will attend any Planning Inquiry and be available to give evidence if the appellant asks for the presence of such a witness at the Inquiry. In such cases the appellant should notify the Council at the address given on the front of this form without delay. The representative would not be liable to cross-examination on questions of Ministeral policy but only on matters of fact and expert opinion.

(3) If permission to develop the land is granted subject to conditions whether by the local Planning Authority or by the Secretary of the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

(5) The applicant is recommended to retain this form with the title deeds of the property.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Council at the address overleaf before carrying out the development.

NOTES: (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Section 29—34 and where by virtue of Section 55 the permission operates as a " listed building consent ", or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.

(2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:—

(a) in the case of a footpath or bridleway, for an Authority under Section 210 of the Town and Country Planning Act, 1971;

(b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971;

(3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

Form 15.

HAMPSHIRE

BOROUGH OF HAVANT

TOWN AND COUNTRY PLANNING ACT, 1971

Reference No.: 21263/4

The following conditions are also imposed on the grant of the permission/~~outline permission~~ to which this schedule is attached:—

District Planning Authority.

10. Any commercial use of the garage shall be personal to Mr. J. Lawson and shall not enure for the benefit of the land.

Reasons continued:-

would be unacceptable since it would adversely affect the amenities of the adjoining residential area.

9. To maintain the appearance of the locality.

10. So that the District Planning Authority may retain control over future use of the land.

The reasons for imposing these conditions are set out on the permission/~~outline permission~~ to which this schedule is attached.

Civic Offices,
Civic Centre Road,
Havant, PO9 2AX.
Telephone: Havant (0705) 474174.

[redacted]

Date 12th June, 1980.

Appendix C

Statutory Declaration of John Lawson

STATUTORY DECLARATION of JOHN FRANK LAWSON

relating to

41 HART PLAIN AVE, WATERLOOVILLE PO8 8RX

I, JOHN FRANK LAWSON of 41a HART PLAIN AVE, WATERLOOVILLE PO8 8RX **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. My wife and I have owned and worked at 41 Hart Plain Avenue since June 1971. We built a garage in the back yard which had previously been used as a plant nursery by the prior owners. To build this garage we removed the existing commercial greenhouses from the site.

2. In 1980 I was granted planning permission for a detached garage for part domestic and part commercial use replacing the earlier garage. The garage was built and is the building now on the land which is marked in blue on the plan attached.

3. As soon as the garage was built, I continued working and using it as a vehicle repair garage trading as JF Lawson and that was my full-time occupation. The entire rear of the plot as well as the side access was given over to the garage.

4. Over the next 25 years I added timber extensions to the original building creating additional workshop and storage space and an office. From before 2005 the building has been exactly as it is now excepting for painting or repair. The remaining space was hard surfaced in concrete.

5. In Autumn 2014 we fenced off a small area as a rear garden to the house. Since then the rest of the rear of the plot and side access has remained in use as the vehicle repair garage – this being the area marked in red on the plan attached.

6. As my four sons grew up and left school, they one by one joined me in the business. In 1988 I changed the trading name to JF Lawson & Sons. Over the years my eldest three sons have moved on to do their own business ventures. In September 1998 my son Sam Lawson joined

me in the business and since then we have both worked full-time at the site. We have had various employees outside the family during these years and continue to do so.

7. Since before September 1998, we have always maintained the hours of operation in our use of the premises of 08:00 to 17:30 Monday to Friday and we are closed Saturday and Sunday.

8. The nature of the business means that whenever the business has been open we have always had several vehicles parked on the premises awaiting work or collection by customers – on a typical working day we would have between 8 and 20 vehicles.

9. In conclusion, I can confirm that:

    - for well in excess of 10 years and to date the whole of the site marked in red on the attached plan has been continuously used by me, my sons and employees outside the family as a vehicle repair garage operating 08:00-17:30 Monday to Friday and involving the stationing of several vehicles outside the buildings awaiting repair or collection; and

    - the buildings, hard surface and other features currently present on the land have been in situ without extension or alteration for well in excess of four years.

AND we make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

JOHN FRANK LAWSON [redacted]

DECLARED at WATERLOOVILLE HAMPSHIRE

This the 5 day of AUGUST 2026

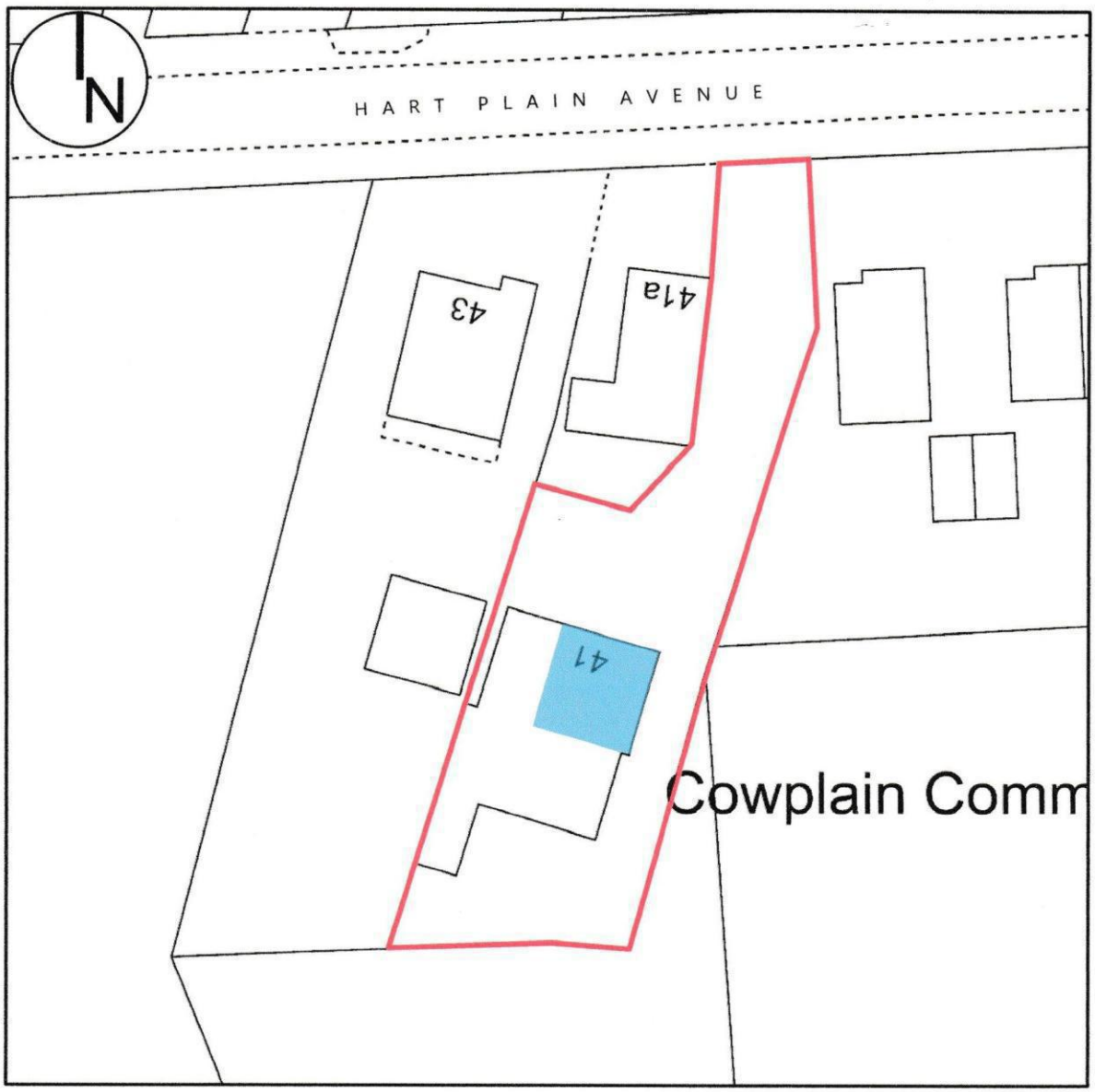
BEFORE [redacted]

O'HARA SOLICITORS
69-71 LONDON ROAD
WATERLOOVILLE HAMPSHIRE
PO7 7EX

[redacted] [redacted]

PLAN 1:500

O'HARA SOLICITORS
69-71 LONDON ROAD
WATERLOOVILLE HAMPSHIRE
PO7 7EX



0 25 50

Appendix D

Statutory Declaration of Sam Lawson

STATUTORY DECLARATION of SAMUEL PAUL LAWSON

relating to

41 HART PLAIN AVE, WATERLOOVILLE PO8 8RX

I, [redacted] of 43 HART PLAIN AVE, WATERLOOVILLE PO8 8RX **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. I grew up [redacted] 41a Hart Plain Avenue. The house and garage have been in this location since before I was born. I remember cars being worked on by my father and brothers at the garage behind the house since my earliest recollections. In September 1998 I joined my father and brothers in the business which was by this time, JF Lawson and Sons and ever since then I have worked full-time at the site which is marked in red on the attached plan. My brothers have since moved on and the business is now run by myself and my father and employees.

2. My wife and I have owned and lived at [redacted]

3. In all the time I have worked here, we have maintained the following hours of operation:

   Monday to Friday 08:00 to 17:30, Saturday and Sunday closed.

4. The nature of the business means that whenever the business has been open we have always had several vehicles parked on the premises awaiting work or collection by customers – on a typical working day we would have between 8 and 20 vehicles.

5. In conclusion, I can confirm that:

   - for well in excess of 10 years before and up to the present date the whole of the site marked in red on the attached plan has been continuously used by me, my father, brothers and employees outside the family as a vehicle repair garage operating 08:00-

17:30 Monday to Friday and involving the stationing of several vehicles outside the buildings awaiting repair or collection; and

- the buildings, hard surface and other features currently present on the land have been in situ without extension or alteration for well in excess of four years.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835

SAMUEL PAUL LAWSO [redacted]

DECLARED at WATERLOOVILLE HAMPSHIRE

This the 5 day of AUGUST 2026

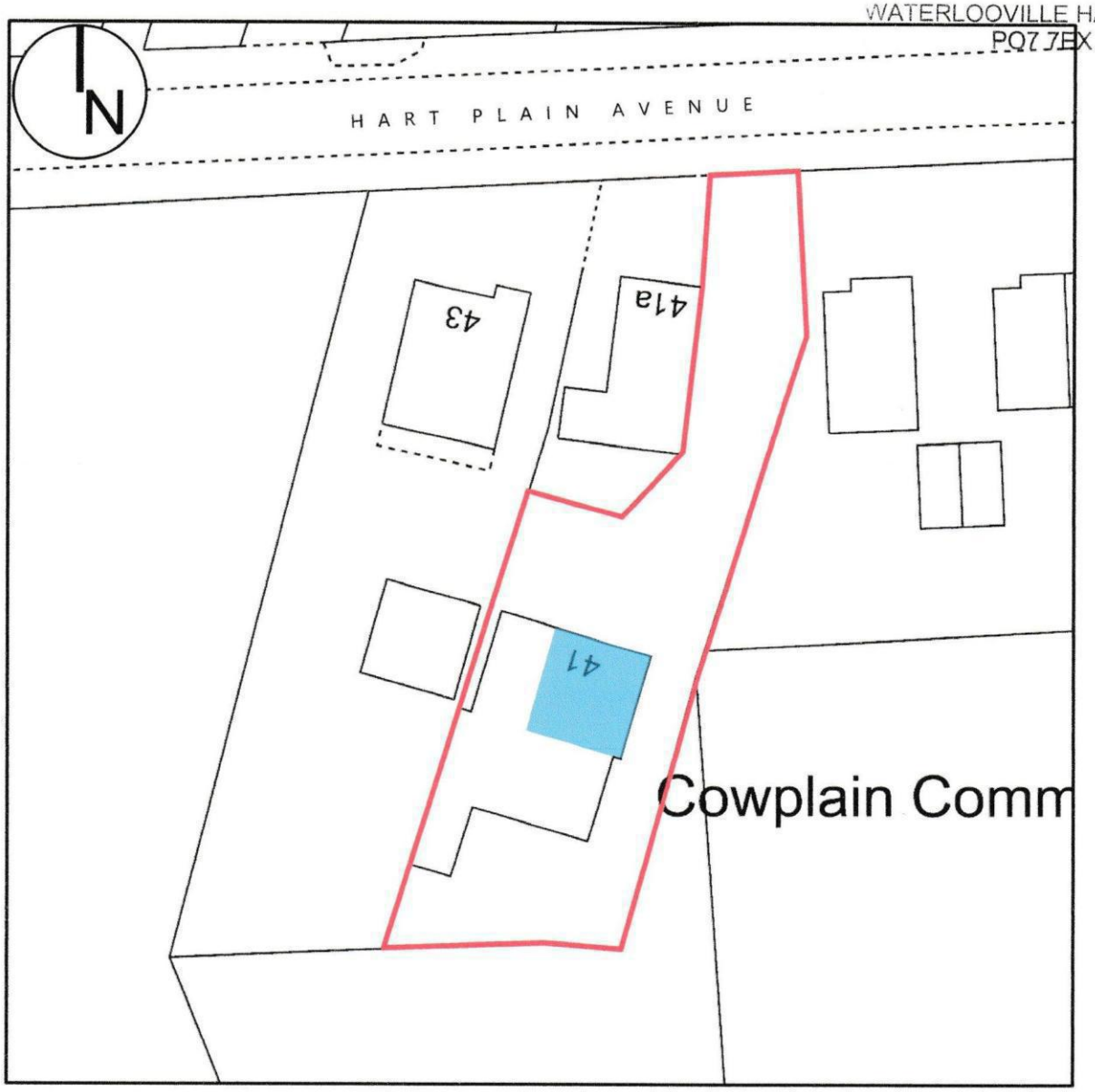
BEFOR [redacted]

O'HARA SOLICITORS
69-71 LONDON ROAD
WATERLOOVILLE HAMPSHIRE
PO7 7EX

[redacted] [redacted]

PLAN 1:500

O'HARA SOLICITORS
69-71 LONDON ROAD
WATERLOOVILLE HAMPSHIRE
PO7 7EX



0 25 50

Appendix E

Aerial Photos comprising:

Appendix E1: Aerial photo 1999

Appendix E2: Aerial photo 2005

Appendix E3: Aerial photo 21/04/2007

Appendix E4: Aerial photo 22/04/2015

Appendix E5: Aerial photo 11/09/2016

Appendix E6: Aerial photo 15/09/2019

Appendix E7: Aerial photo 09/04/2020

Appendix E8: Aerial photo 27/04/2022

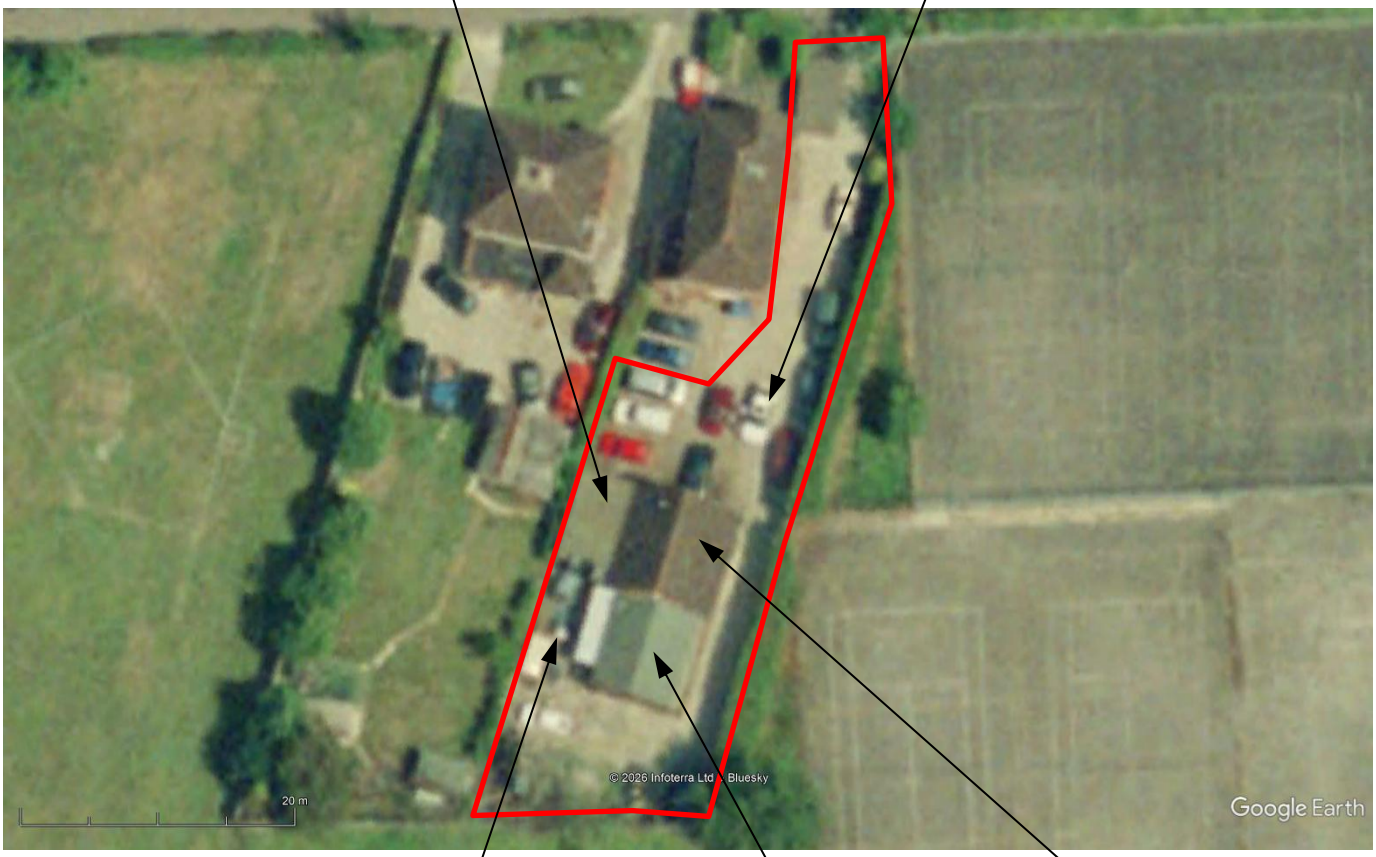
Appendix E9: Aerial photo 03/03/2024

Appendix E10: Aerial photo 14/05/2025

Appendix E1: Google Earth aerial photo 1999 (exact date unknown)

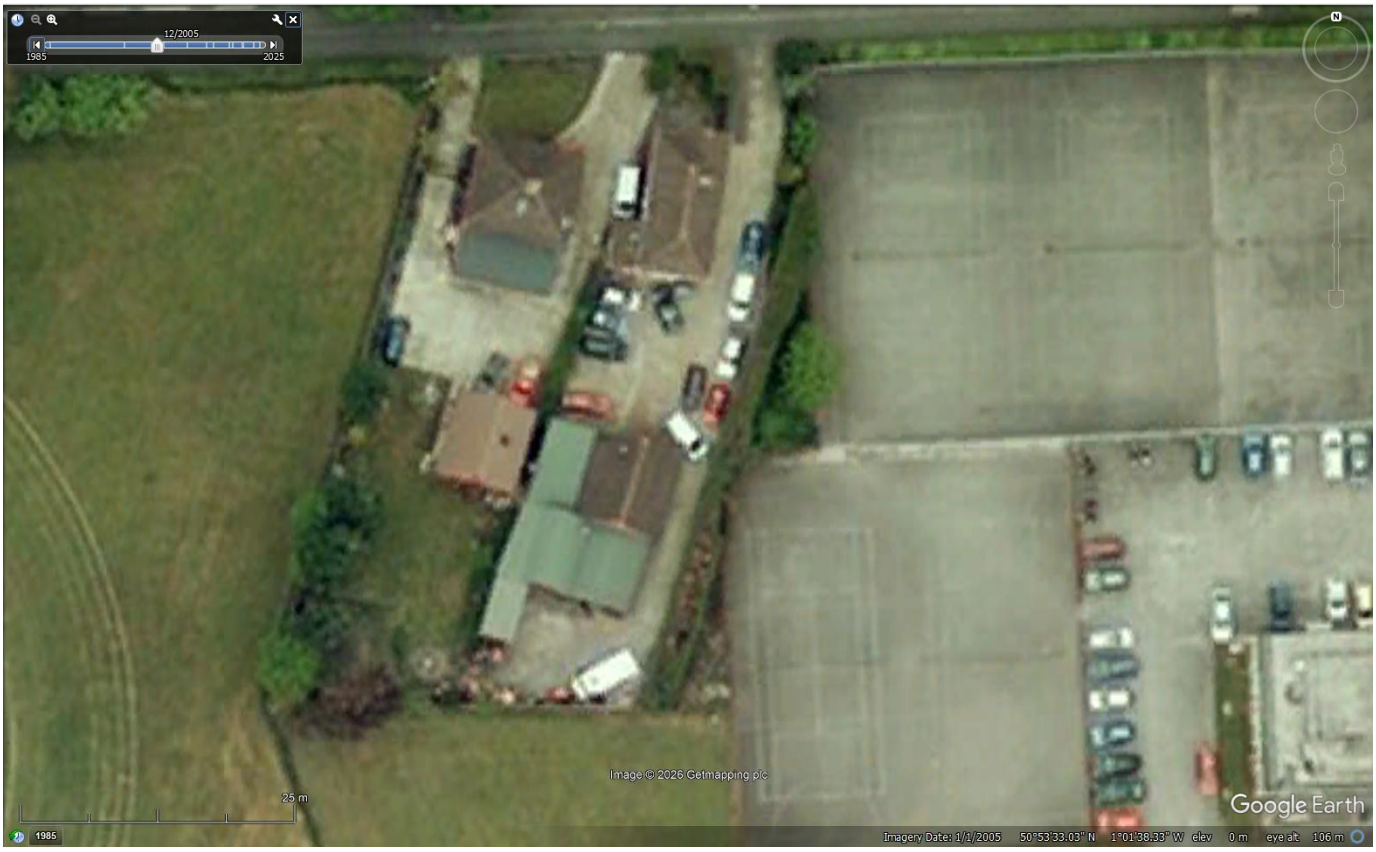
Original screenshot

Annotated image with application site in red

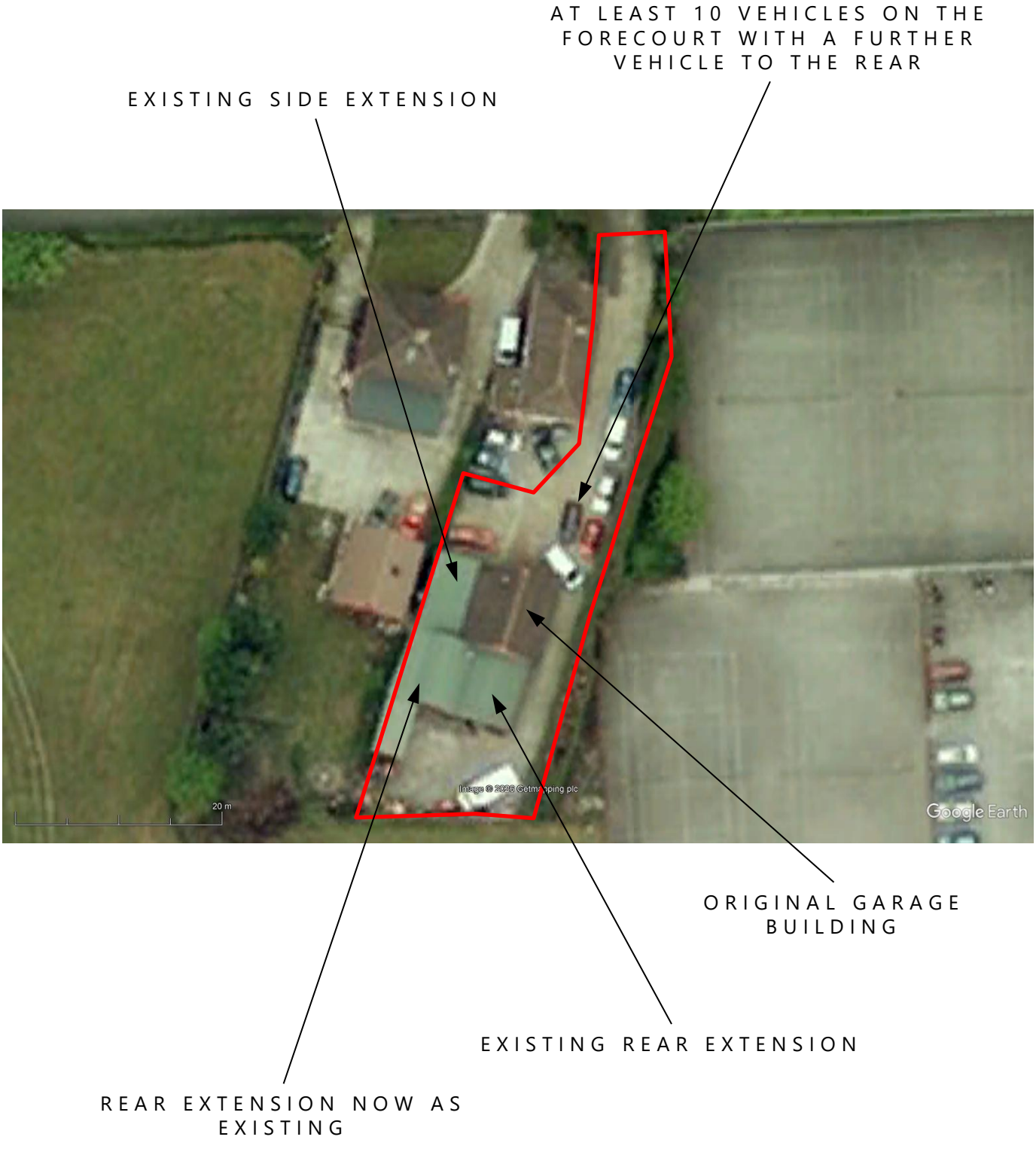


Appendix E2: Google Earth aerial photo 2005 (exact date unknown)

Original screenshot



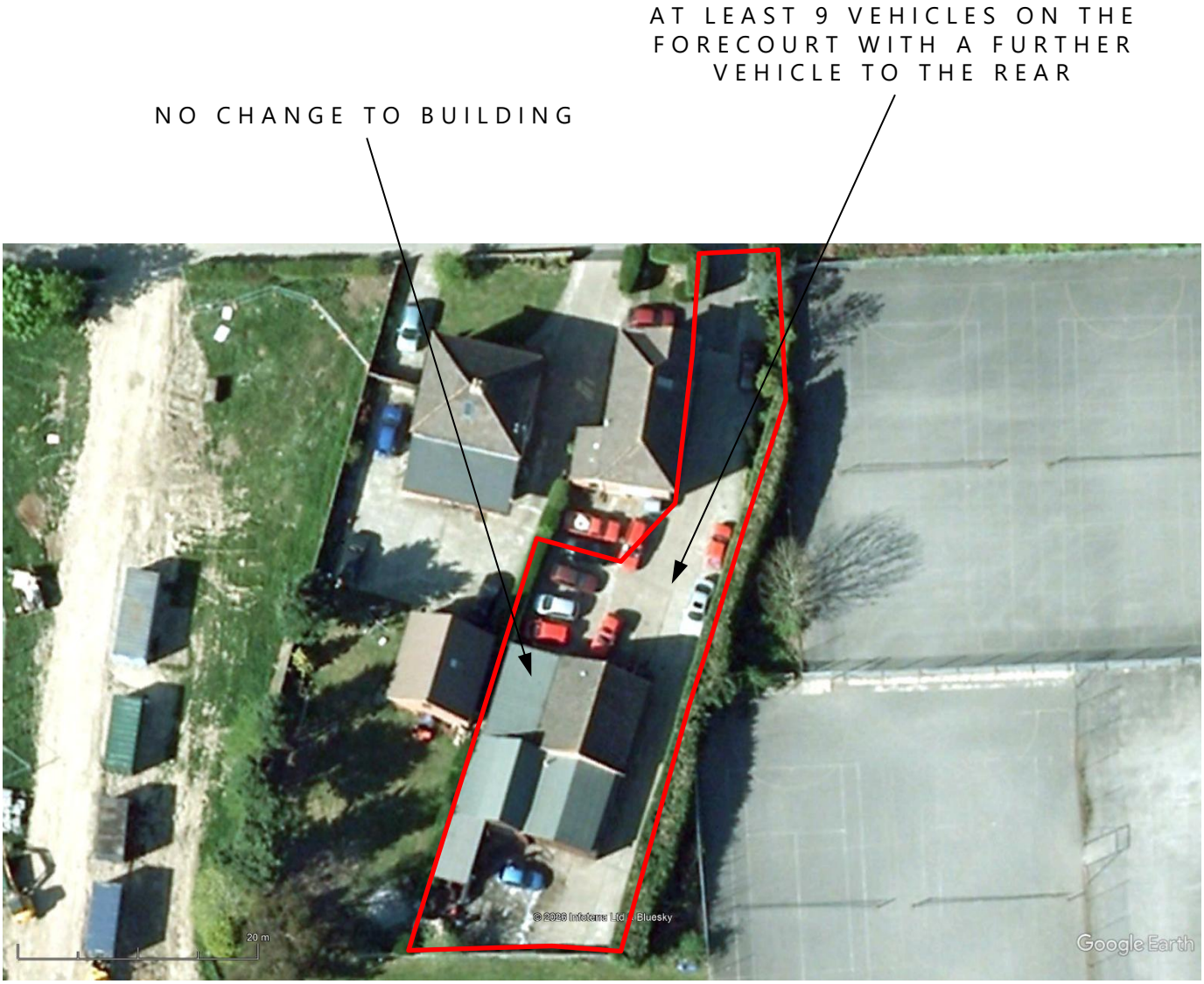
Annotated image with application site in red



Appendix E3: Google Earth aerial photo 21/04/2007

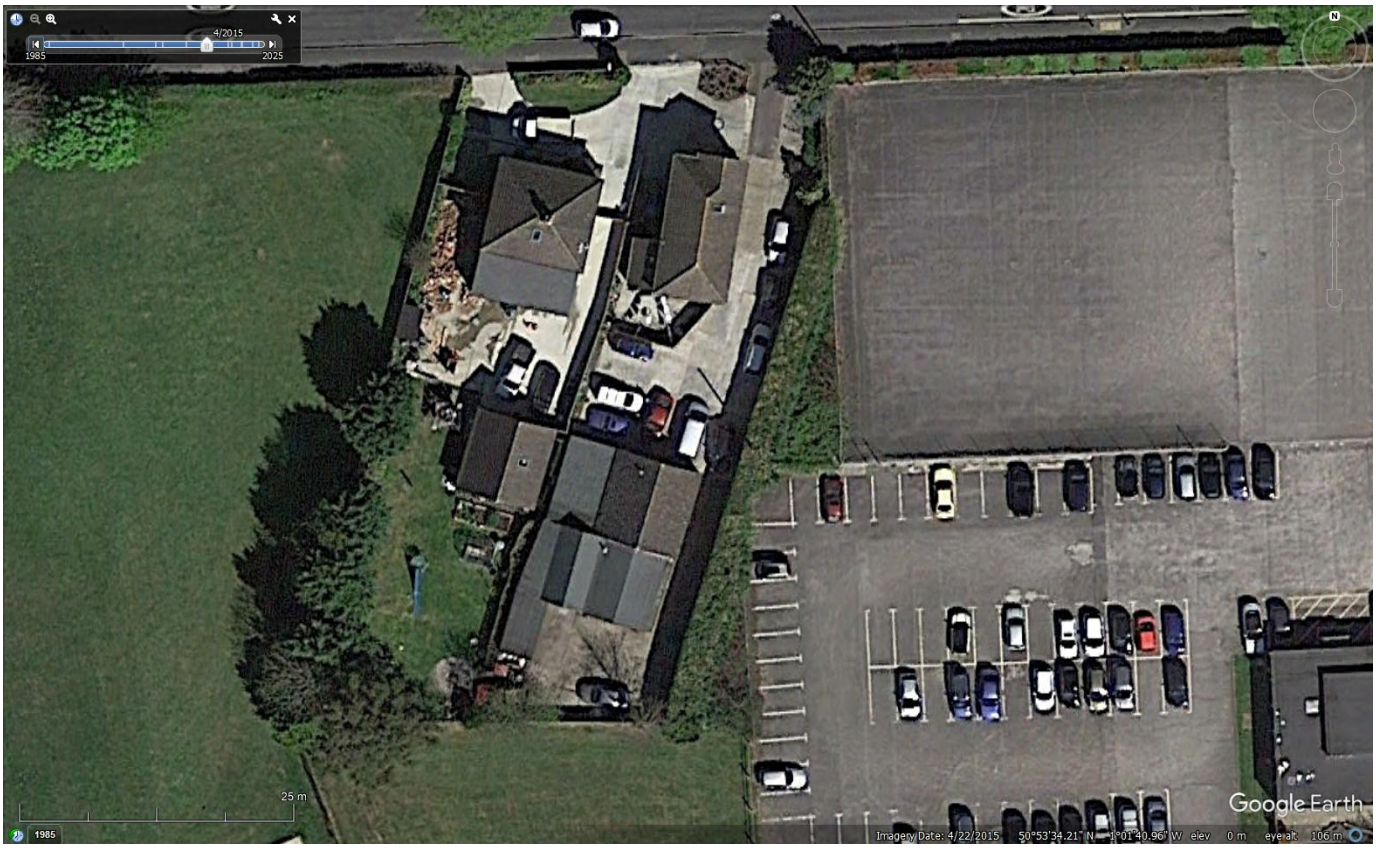
Original Screenshot

Annotated image with application site in red



Appendix E4: Google Earth aerial photo 22/04/2015

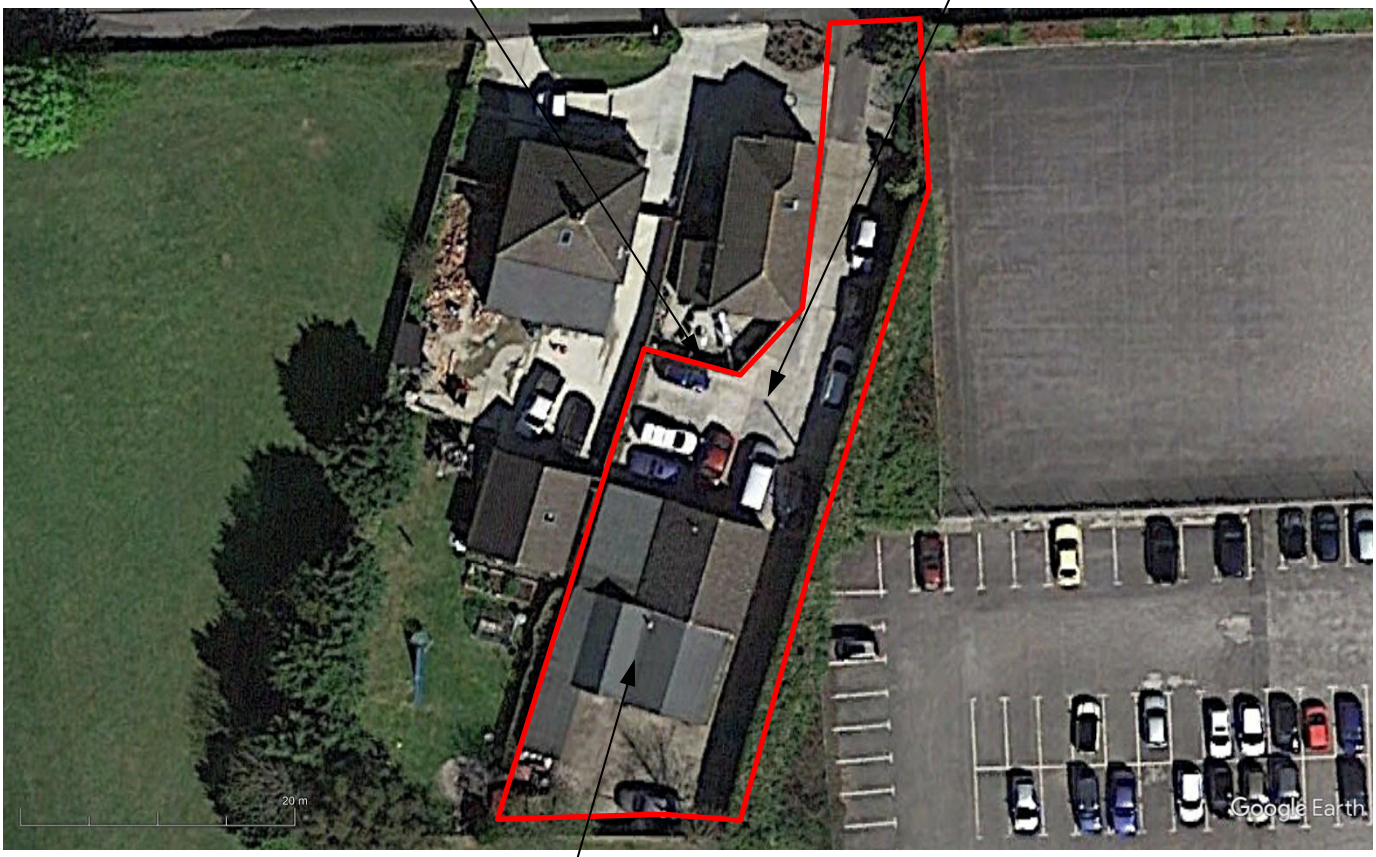
Original Screenshot



Annotated image with application site in red

AT LEAST 7 VEHICLES ON THE FORECOURT WITH A FURTHER VEHICLE TO THE REAR

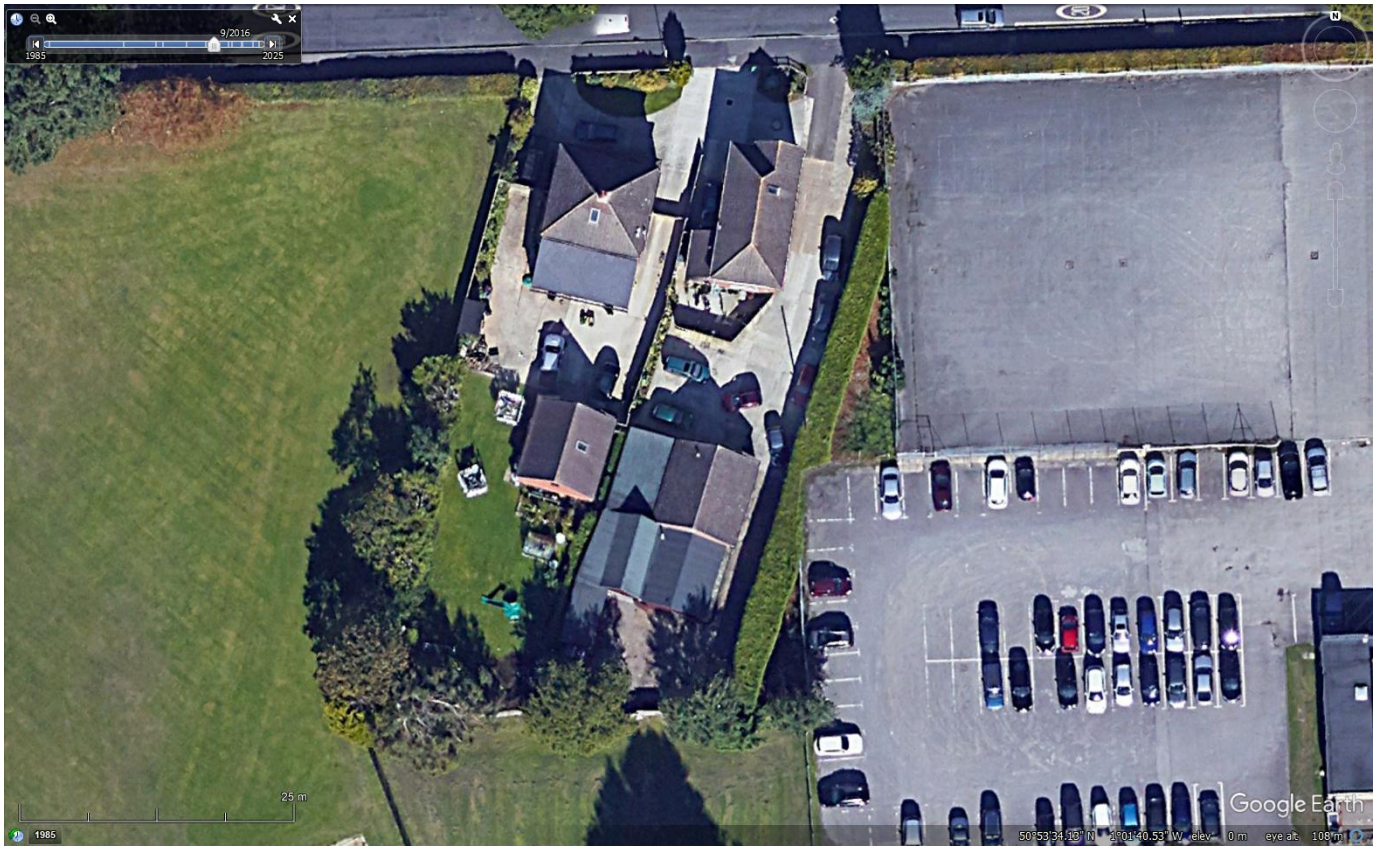
FENCED INSTALLED AROUND REAR GARDEN TO HOUSE



NO CHANGE TO BUILDING

Appendix E5: Google Earth aerial photo 11/09/2016

Original Screenshot



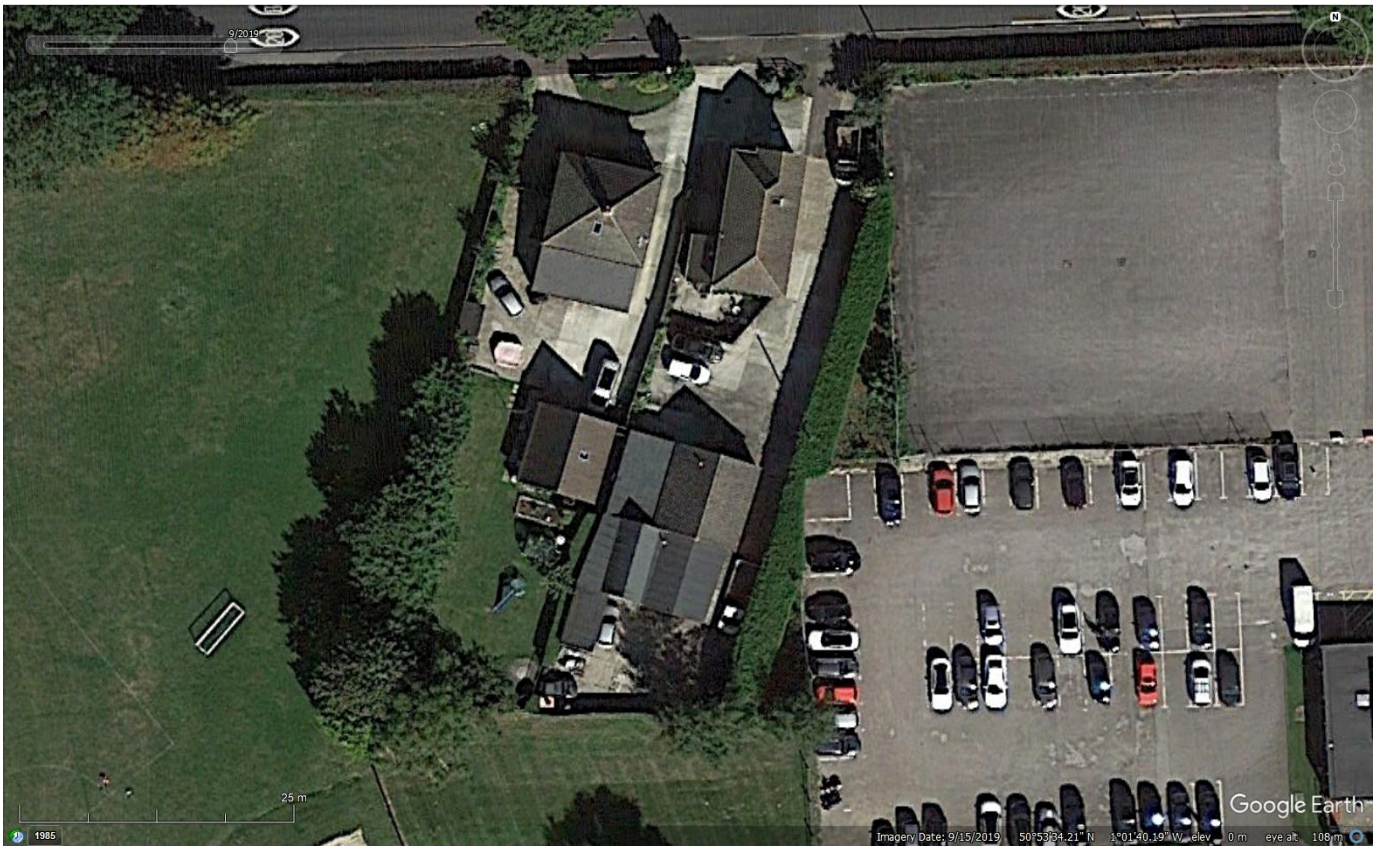
Annotated image with application site in red

AT LEAST 7 VEHICLES ON THE FORECOURT

NO CHANGE TO BUILDING

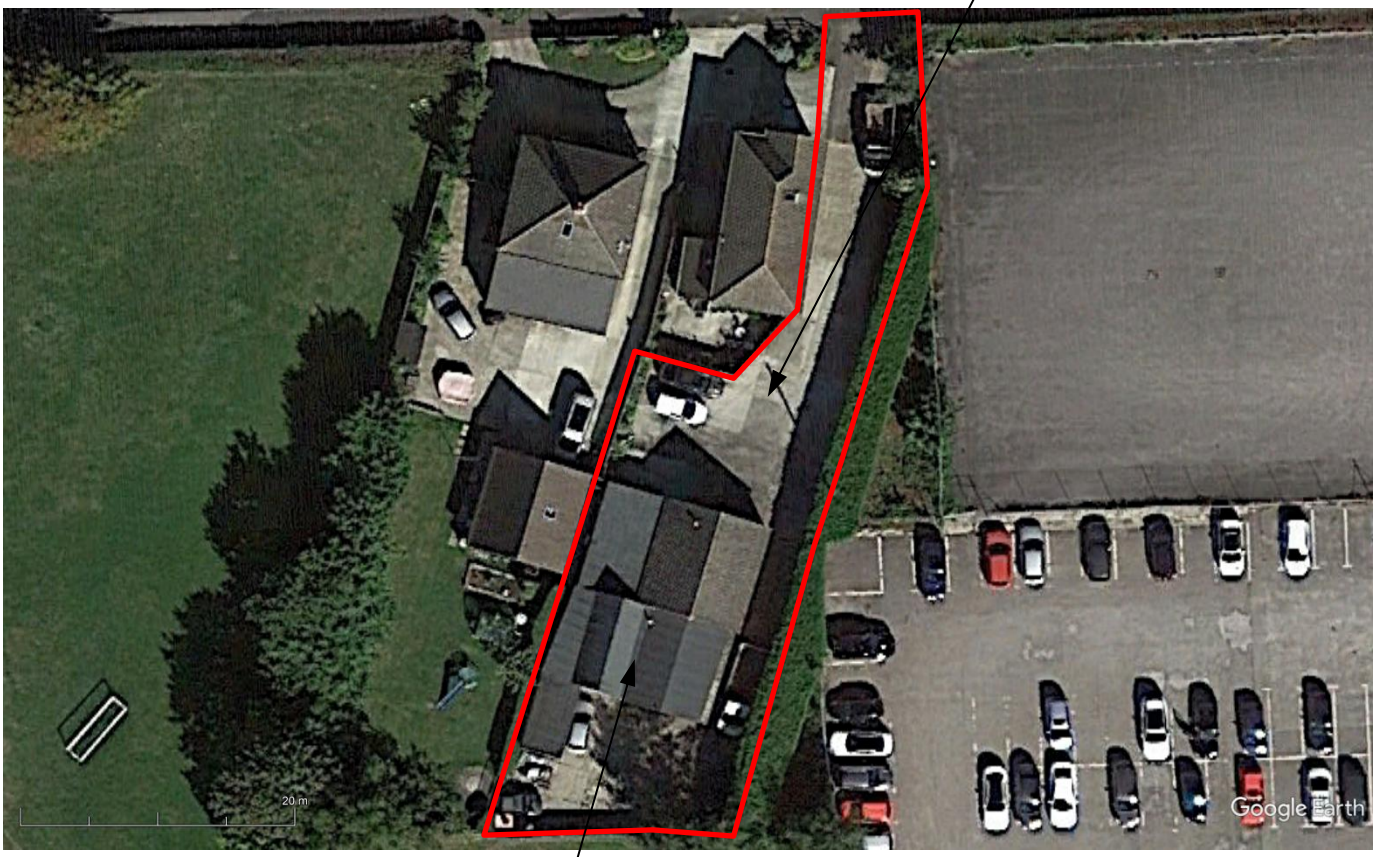
Appendix E6: Google Earth aerial photo 15/09/2019

Original Screenshot



Annotated image with application site in red

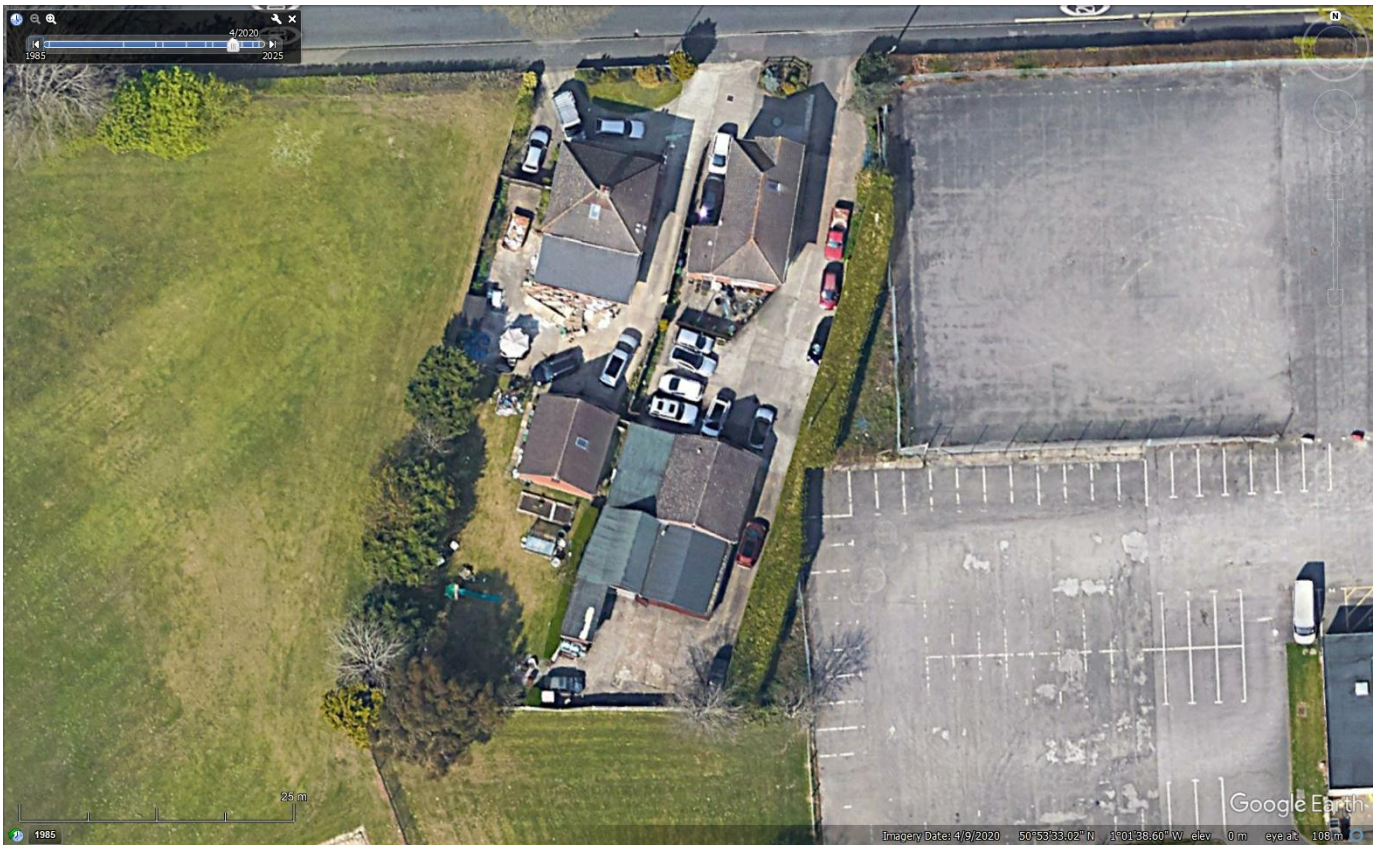
AT LEAST 7 VEHICLES VISIBLE ON THE SITE



NO CHANGE TO BUILDING

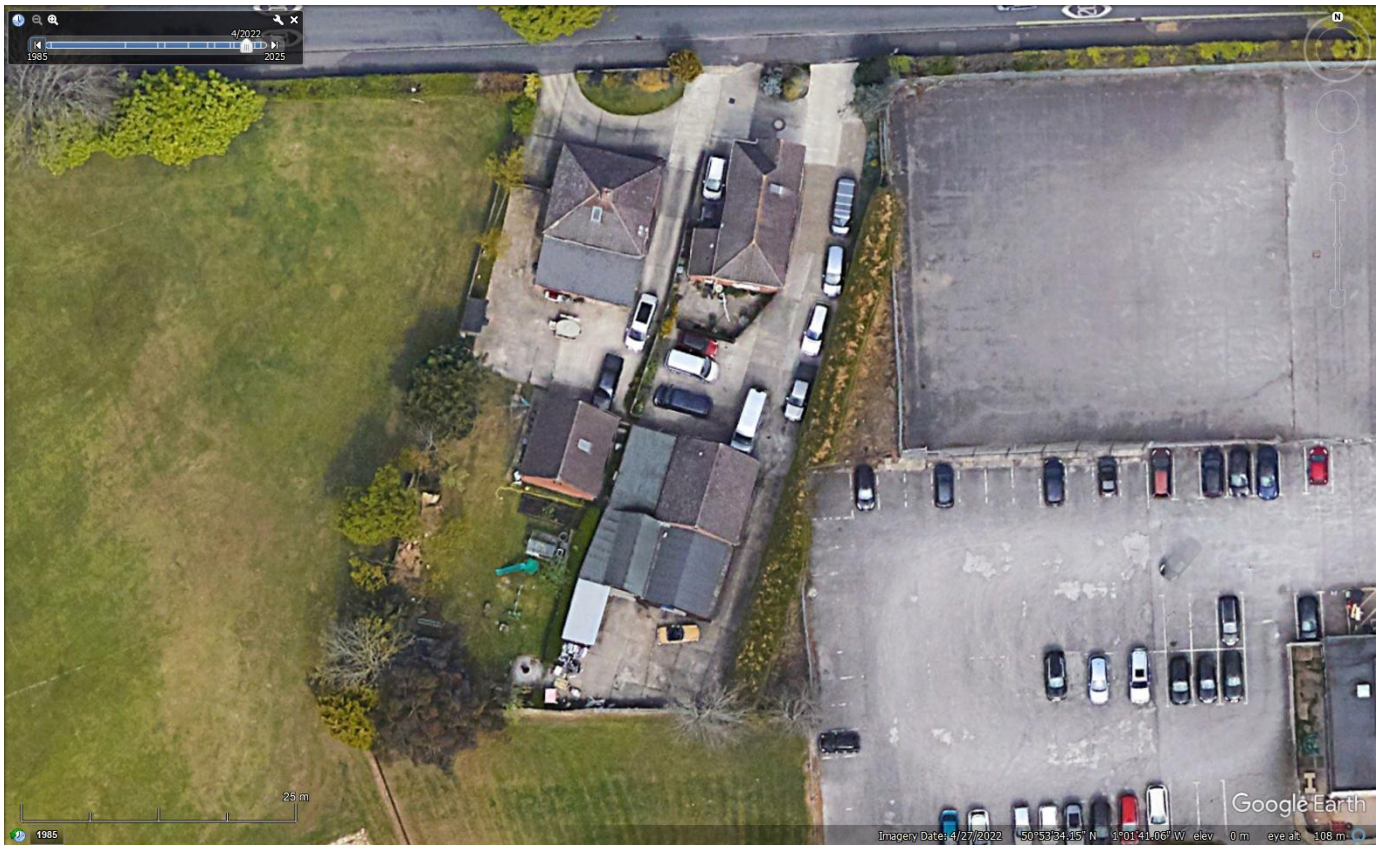
Appendix E7: Google Earth aerial photo 09/04/2020

Original Screenshot



Appendix E8: Google Earth aerial photo 27/04/2022

Original Screenshot

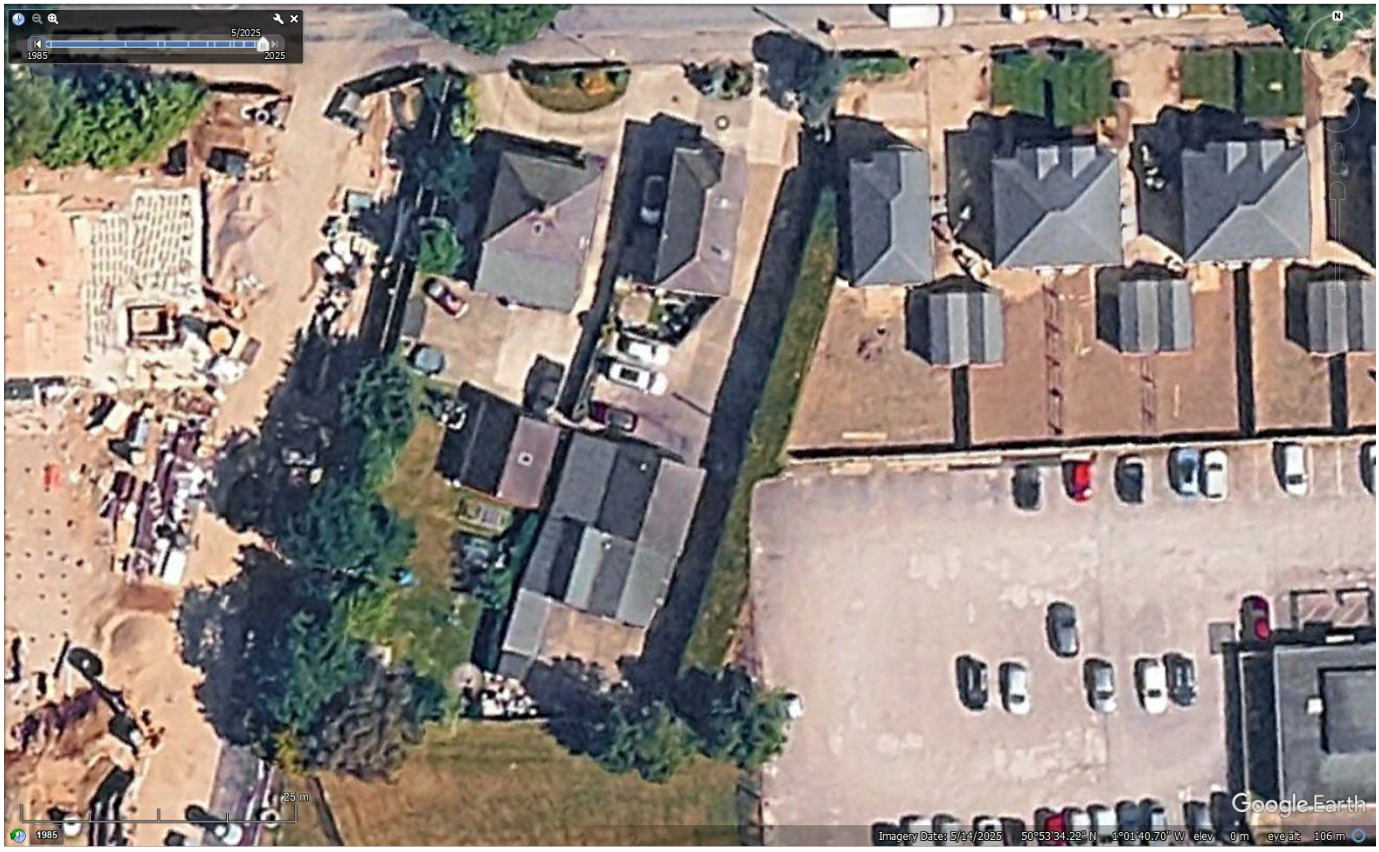


Appendix E9: Google Earth aerial photo 03/03/2024

Original Screenshot

Appendix E10: Google Earth aerial photo 14/05/2025

Original Screenshot



Appendix F

Photos from Google Street View comprising:

Appendix F1: Image from June 2009

Appendix F2: Images from May 2011

Appendix F3: Image from October 2014

Appendix F4: Image from May 2017

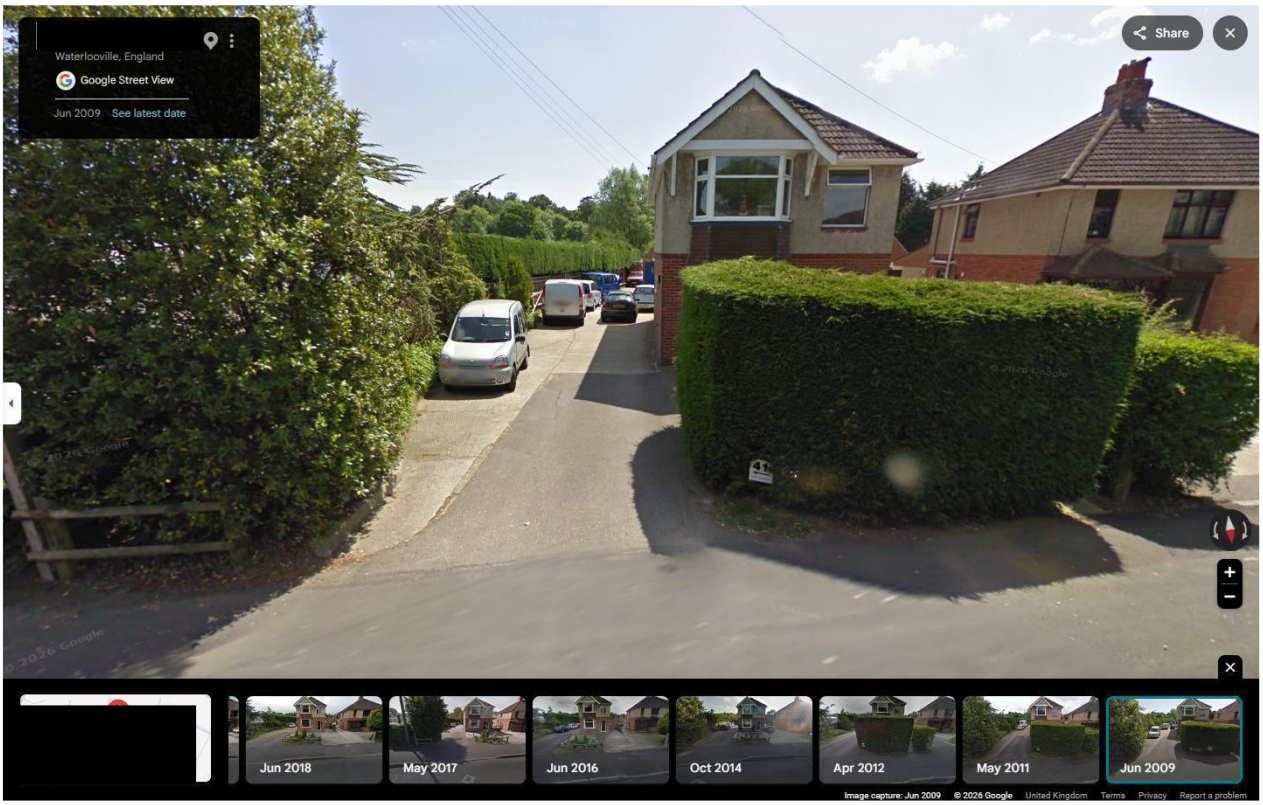
Appendix F5: Image from August 2020

Appendix F6: Image from March 2021

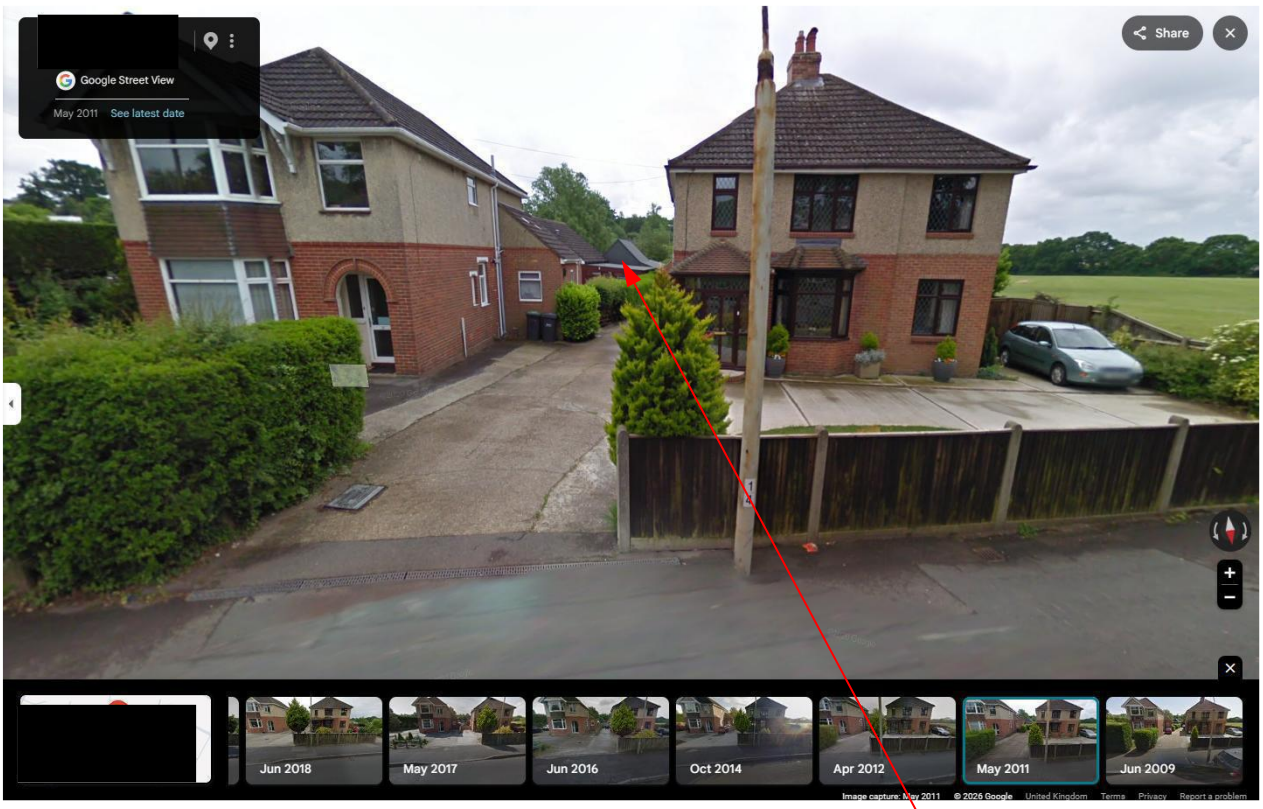
Appendix F7: Image from August 2023

Appendix F8: Image from April 2026

Appendix F1: Google Street View image June 2009

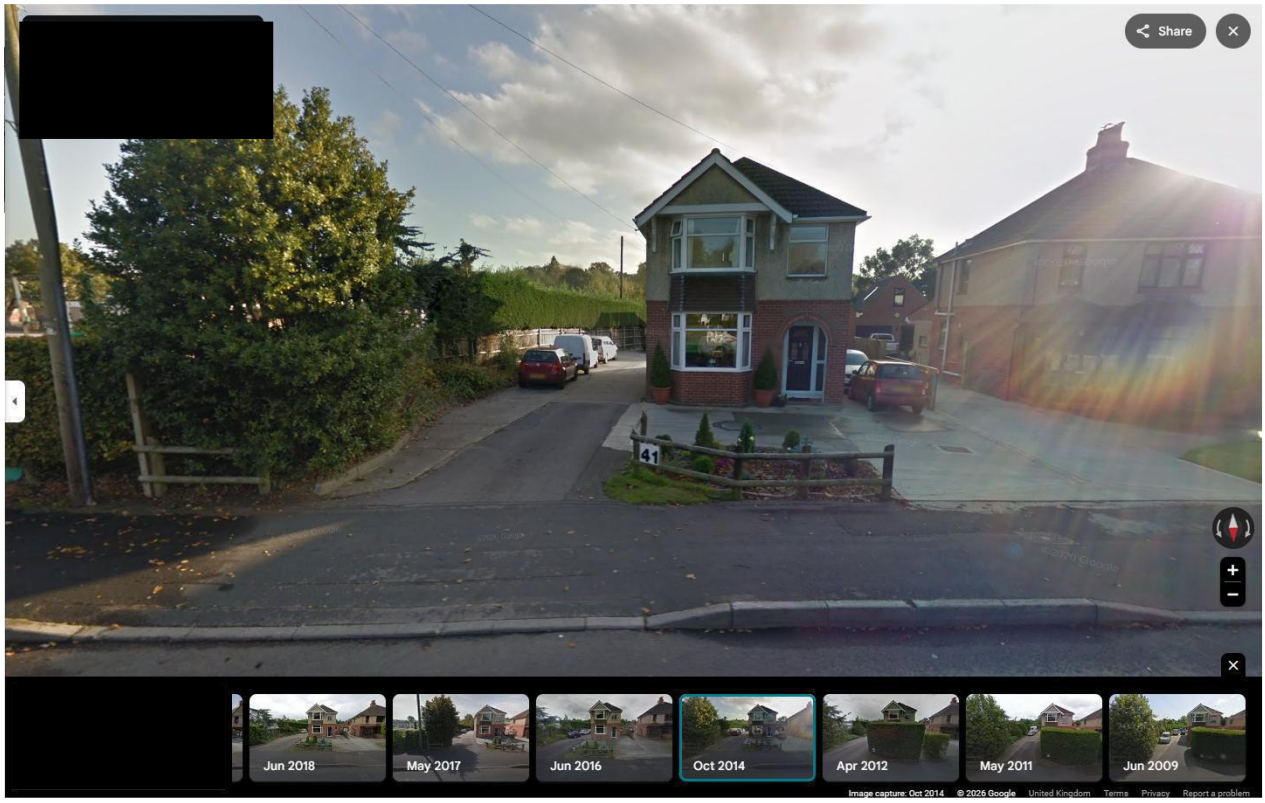


Appendix F2: Google Street View images May 2011

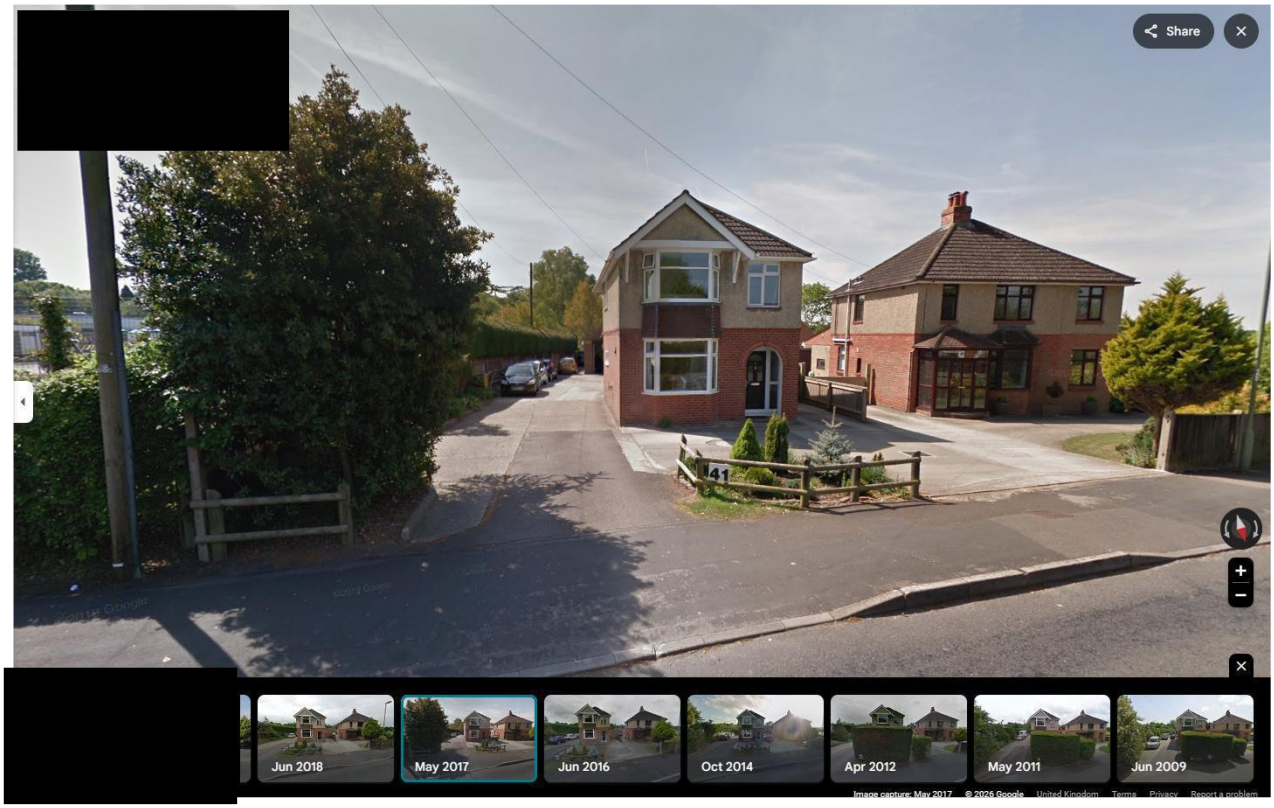


SIDE AND REAR EXTENSIONS TO GARAGE VISIBLE

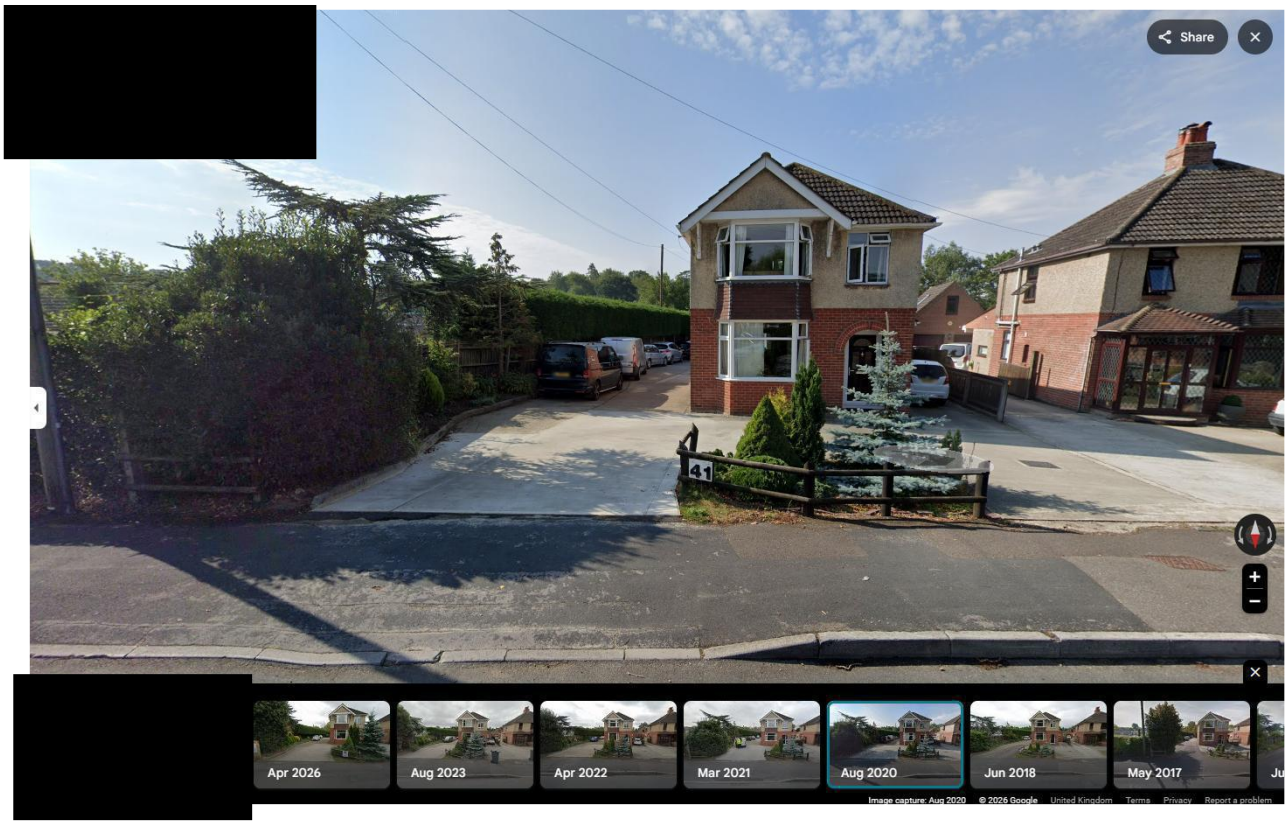
Appendix F3: Google Street View image October 2014



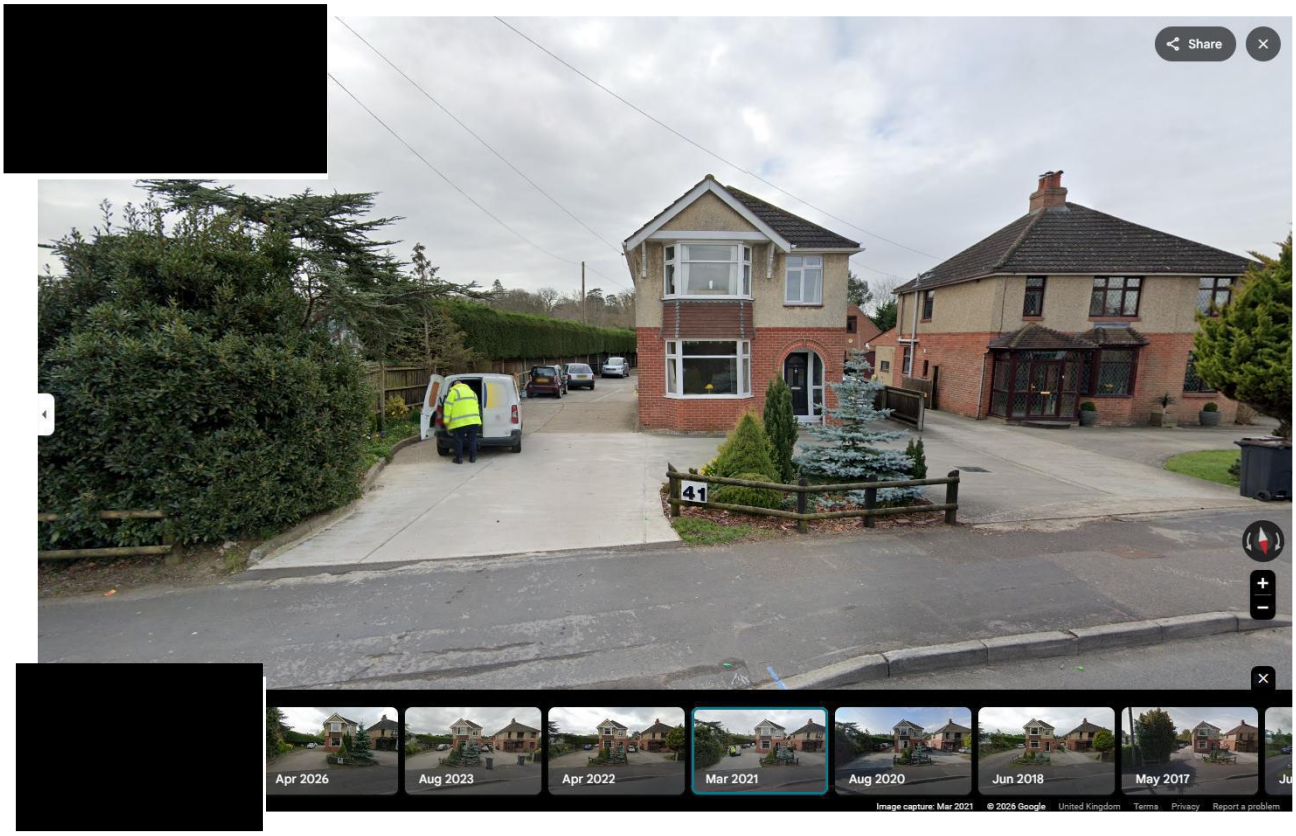
Appendix F4: Google Street View image May 2017



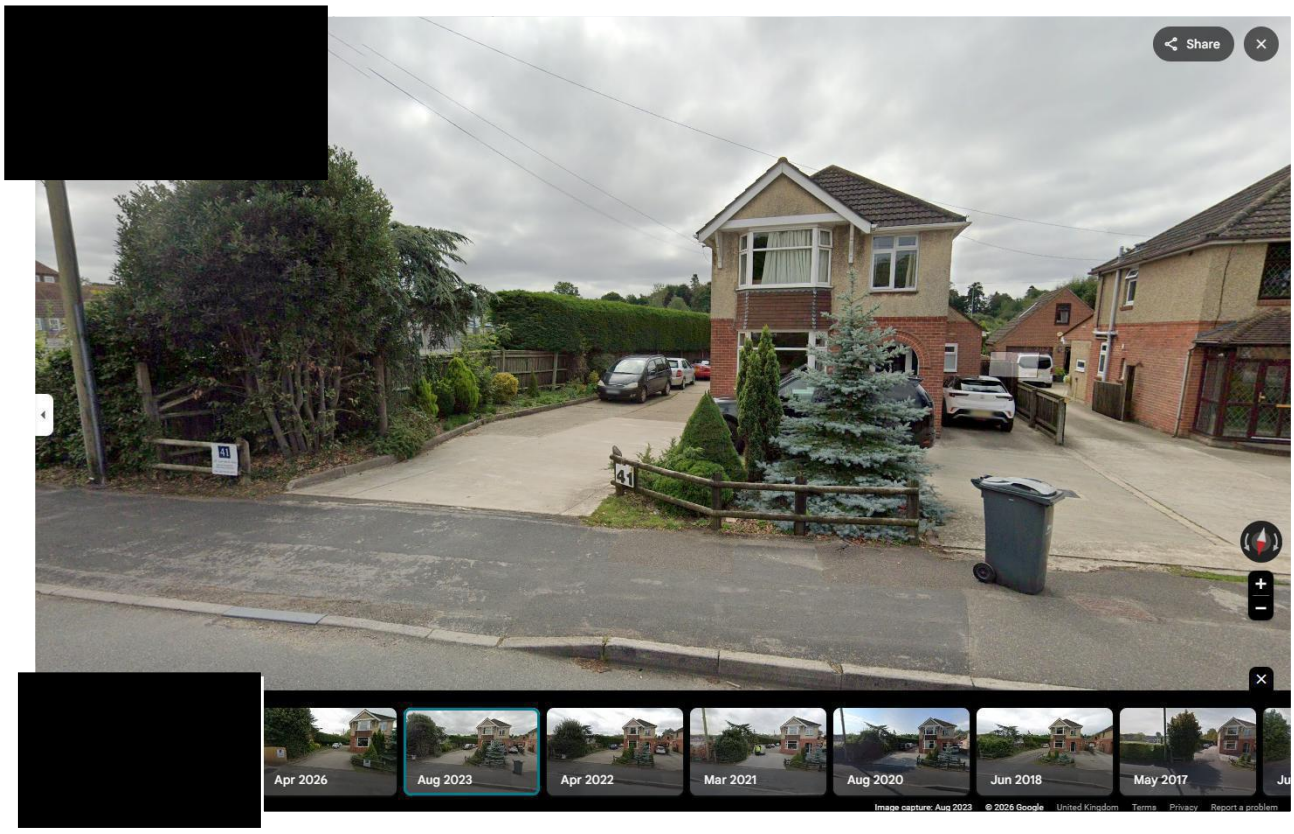
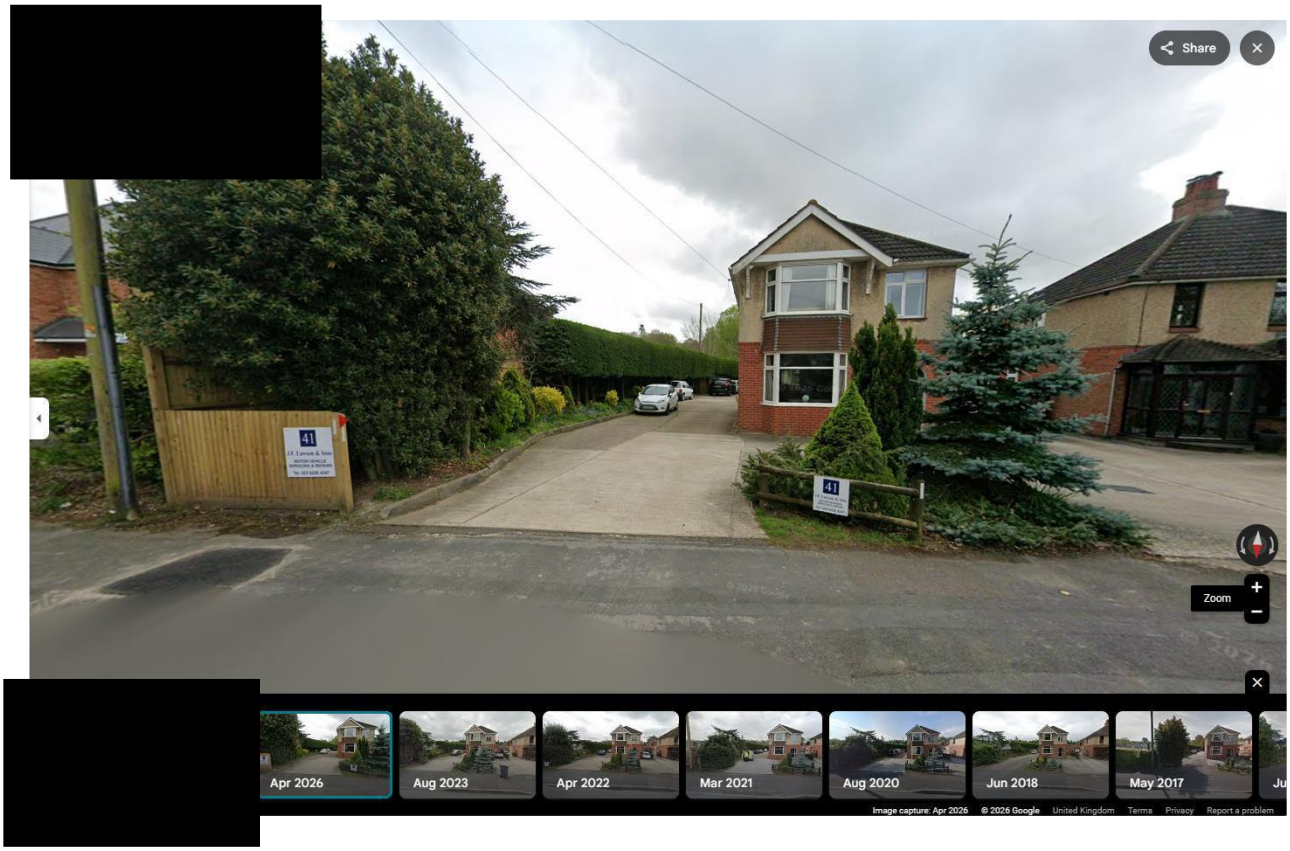
Appendix F5: Google Street View image August 2020



Appendix F6: Google Street View image March 2021



Appendix F7: Google Street View image August 2023



Appendix F8: Google Street View image April 2026