Havant
BOROUGH COUNCIL

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Community Infrastructure Levy (CIL) DECISION NOTICE

Mr Simon Robins
Land adj 59 Restawyle Avenue
Hayling Island
PO11 0PG

Our Ref: APP/17/00813
Direct Line: (023) 9244 6545
Ask For: Jemma Howard
Email: cil@havant.gov.uk
29 July 2020

Dear Sir/Madam

THIS NOTICE RELATES TO CIL ONLY AND DOES NOT CONSTITUTE THE GRANTING OF PLANNING PERMISSION

Description of Chargeable Development	Construction of a two storey 4 bed detached dwelling, provision of access for 3 parking spaces for new dwelling, provision of access and two parking spaces for existing dwelling, refuse/recycling storage, garden boundaries, landscaping, cycle storage facilities and felling of Tree Group subject to a Tree Preservation Order.(11.12.17). Request to discharge condition Nos.3,4,5,6,7,8 and 12 (03.04.18).
Address	59 Restawyle Avenue, Hayling Island, PO11 0PG
Planning Permission	APP/17/00813

NOTIFICATION OF SELF-BUILD RELIEF CLAIM DECISION

Thank you for your claim for self-build relief from the Community Infrastructure Levy (CIL) dated 29 July 2020.

We have now assessed your claim and have decided to grant self-build relief for the chargeable development in question for the reason stated below.

HBC

Description	Net Deemed Area	Rate/sqm	Index	Relief
Residential Ems/HI - 100.00	130.60 sqm	£100.00	1.272	£16,616.52

Self Build Relief Breakdown

Mr Simon Robins	£16,616.52

Relief Totals

Self Build Relief	£16,616.52

Site Totals (sqm)

Total Development	130.60
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area	130.60

Under Regulation 54A of the Community Infrastructure Levy (CIL) Regulations 2010, 2014 Amendment:

(1) Subject to paragraphs (10) and (11), a person (P) is eligible for an exemption from liability to pay CIL in respect of a chargeable development, or part of a chargeable development, if it comprises self-build housing or self-build communal development.

(2) Self-build housing is a dwelling built by P (including where built following a commission by P) and occupied by P as P's sole or main residence.

(10) An exemption for self-build housing cannot be granted to the extent that the collecting authority is satisfied that to do so would constitute a State aid which is required to be notified to and approved by the European Commission.

(11) Where paragraph (10) applies, the collecting authority must grant relief up to an amount which would not constitute a State aid which is required to be notified to and approved by the European Commission.

The qualifying amount of self-build relief for this chargeable development is £16,616.52 of which £16,616.52 is allocated to you. The qualifying amount of relief will be deducted from the total CIL charge for the chargeable development. The total CIL chargeable amount due, including relief, will be stated in the Liability Notice.

Further, under Regulation 54D of the Community Infrastructure Levy (CIL) Regulation 2010 (as amended) whenever a 'disqualifying event' occurs before the end of the clawback period in respect of the chargeable development for which self-build relief has been granted, the self-build relief granted in respect of the relevant interest is withdrawn and the relevant person is liable to pay an amount of CIL equal to the withdrawn relief.

A disqualifying event will include the following:

a. any change in relation to the self-build housing or self-build communal development which is the subject of the exemption such that it ceases to be self-build housing or self-build communal development;
b. a failure to comply with regulation 54C;
c. the letting out of a whole dwelling or building that is self-build housing or self-build communal development;
d. the sale of the self-build housing; or
e. the sale of the self-build communal development.

You must notify the Council in writing within 14 days of the disqualifying event. Failure to do this may result in a surcharge being applied.

If you have any queries regarding CIL please contact us at cil@havant.gov.uk or a member of our CIL Team on (023) 92446545.

Yours faithfully

Planning Services

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