

Mrs Susan Leeson
Neame Sutton Limited
West Suite, Coles Yard Barn
North Lane
Clanfield
PO8 0RN

For: Mr H Braggins

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Prior Approval is Required and Hereby Given

Application Number: APP/19/00906

Site Address: 76 Station Road, Hayling Island, PO11 0EL

Proposal: Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.

Further to your notification received on 16 September 2019, Havant Borough Council, as Local Planning Authority **Grants Prior Approval** 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 The development shall be completed within a period of 3 years starting with the date of this prior approval.
Reason: To comply with the requirements of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. P100 Location plan
Drg no. P120 Existing floor and elevations plans
Drg no. P130 Proposed floor and elevations plans
Planning statement dated August 2019
Reason: - To ensure provision of a satisfactory development.

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.gov.uk/pcs.
- (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.
- (1) You are reminded of your responsibilities under Sections 75 and 77 of the Conservation of Habitats and Species Regulations (2017, as amended) to secure avoidance and mitigation packages for the adverse impacts from both the added recreational pressure and water quality on the Solent SPA before the commencement of development. The development needs to achieve nutrient neutrality and make a financial contribution towards the Solent Recreational Mitigation Strategy in order to comply with Regulation 77 of the Habitats Regulations.
- (2) You are advised to provide an adequate dedicated and screened refuse area for the storage of bins for future residents.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

28 October 2019