



Havant
BOROUGH COUNCIL

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Mr M Critchley
CAAD
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For: Ms A Collins _ _

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

Application Number: APP/18/00501

Site Address: 92 Elm Grove, Hayling Island, PO11 9EH

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.

I refer to your notification on 14 May 2018, which was valid from 22 May 2018, with regard to the above proposal and write to advise you that:

PRIOR APPROVAL IS REQUIRED AND HEREBY GIVEN

You are advised that under the provisions of Part 3, Class O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this prior approval notice only has effect if the development is carried out in accordance with the details hereby approved; and in accordance with the following conditions:

- 1 The development shall be completed within a period of 3 years starting with the date of this approval notice.
Reason: To comply with the requirements of 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:
Marketing and policy statement
Location and block plan - 17016-101
Existing floor plans - 17016-201
Proposed floor plans - 17016-401
Existing and proposed elevations - 17016-301
Email from agent confirming parking spaces - 02.07.18
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/18/00501

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) In accordance with paragraphs 186 and 187 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:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.
- (2) This permission was subject to a contribution of £531.35 towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.
 - (3) Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development,

which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday:

8.00 – 18.00 and Saturday: 8:00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

(4) Regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If

you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

(5) Regarding Dust Control:

You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition, excavation, clearance and construction phases of the development.

This is in order to protect the occupants of nearby residential properties from dust pollution

(6) Regarding light pollution:

You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as

not to cause nuisance.

This is in order to protect the occupants of nearby residential dwellings from light pollution

(7) A draft Habitats Regulations Assessment has been carried out by the Council and consultation is taking place with Natural England. **The development cannot take place until the HRA has been completed.** Development prior to the issuing of the HRA would be in breach of the Habitat Regulations and would not represent permitted development. As this is outside the scope the Prior Approval process the prior approval can be determined but development cannot commence until the HRA is completed.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

03 July 2018