

## Community Infrastructure Levy (CIL) DECISION NOTICE

Mr Philip & Mrs Ela Whitehead  
48 Sinah Lane  
Hayling Island  
PO11 0HH

Our Ref: APP/21/00913  
Direct Line: (023) 9244 6545  
Ask For: Jemma Howard  
Email: [cil@havant.gov.uk](mailto:cil@havant.gov.uk)  
28 January 2022

Dear Sir/Madam

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

#### Description of Chargeable Development

Variation of conditions 2 (approved plans), 5 (landscaping), 9 (materials), 10 (hardsurfacing) and 15 (means of enclosure) of Planning Permission APP/20/01223 (Demolition of existing dwelling and erection of replacement dwelling including new summer house and garage together with new driveway access with associated landscaping) - to include provision of first floor accommodation over garage and revised summerhouse and terrace arrangements with minor works proposed to the existing sea wall.

#### Address Planning Permission

48 Sinah Lane, Hayling Island, PO11 0HH  
APP/21/00913

### NOTIFICATION OF SELF-BUILD RELIEF CLAIM DECISION

Thank you for your claim for self-build relief from the Community Infrastructure Levy (CIL) dated 07 December 2021.

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 | 228.00 sqm      | £100.00  | 1.482 | £44,019.64 |

Self Build Relief Breakdown

|                                  |            |
|----------------------------------|------------|
| Mr Philip & Mrs Ela<br>Whitehead | £44,019.64 |
|----------------------------------|------------|

#### Relief Totals

|                   |            |
|-------------------|------------|
| Self Build Relief | £44,019.64 |
|-------------------|------------|

#### Site Totals (sqm)

|                   |        |
|-------------------|--------|
| Total Development | 525.00 |
| Demolitions*      | 228.00 |
| Existing Use*     | 0.00   |
| Chargeable Area   | 297.00 |

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 £44,019.64 of which £44,019.64 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](mailto:cil@havant.gov.uk) or a member of our CIL Team on (023) 92446545.

Yours faithfully

*Planning Services*

