



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR COLLIER AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR THE CONVERSION OF EXISTING FIRST AND SECOND FLOORS FROM A NIGHTCLUB INTO 10 LETTING ROOMS 12 CREEK ROAD, HAYLING ISLAND, PO11 9RD

Planning Inspectorate Reference: APP/X1735/A/16/3144010

LPA REF: APP/15/01058

List of Suggested Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Design and Access Statement rev A received 23 September 2015
 - Flood Risk Report received 23 September 2015
 - Proposed Site Layout and Ground Floor Plan, drwg.no. 1188-07-305 received 23 September 2015
 - Proposed Elevations, drwg.no. 1188-04 received 23 September 2015
 - Proposed First and Second floor plan drwg.no. 1188-05 received 23 September 2015**Reason:** - To ensure provision of a satisfactory development.
- 3 The use hereby permitted shall be restricted to ten single occupation lettings only, unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of the future occupants of the building and the amenities of the surrounding dwellings and having due regard to policies CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The applicant to confirm that any acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will ensure the habitable rooms meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e. during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.
Reason: In the interests of the future occupants of the building and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

