



Havant
BOROUGH COUNCIL

Public Service Plaza
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7 Coldeast Way
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Southampton
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For: Mr N Watson
Sinclair Clark Allegra Ltd

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

Application Number: APP/15/00521

Site Address: 77 Greywell Road, Havant, PO9 5AJ

Proposal: Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.

I refer to your notification received on 12 May 2015, which was valid from 13 May 2015, 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 M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), development is permitted subject to the condition that:

- (a) Development under Class M(a), and under Class M(b), if any, must be completed within a period of 3 years starting with the prior approval date; and
- (b) A building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule of the Use Classes Order and for no purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.

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.

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- (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.
- (4) 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.
- (5) The Environmental Health Officer has identified potential issues in respect to the sound insulation between flats to flat, and flat to commercial, fenestration, and fire precautions standards, and should the development become some type of Housing in Multiple Occupation a license may be required. The applicant should therefore contact Environmental health regarding these matters.
- (6) • A contribution of £561.80 has been paid in respect Ecology.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

08 July 2015