



Havant
BOROUGH COUNCIL

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For: Mr P Shirlaw

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

Application Number: APP/15/00943

Site Address: Latchmore House, 99-101 London Road, Cowplain, Waterlooville, PO8 8XJ

Proposal: Prior notification for change of use from Class B1(a) office use to C3 residential use (6 dwellings) subject to prior approval covering flooding, highways and transport issues and contamination.

I refer to your notification received on 26 August 2015, which was valid from 01 September 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 O of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), this prior approval notice only has effect if:

- (a) the development is carried out in accordance with the details hereby approved; and
- (b) the use of the building for Class C3 (dwellinghouses) use is begun on or before 30th May 2016. Should the change of use take place after that date then a separate permission will be required.

Other Important Information:

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing plan 001revB
Proposed plan 002 Rev c
Reason: - To ensure provision of a satisfactory development.
- (2) Car parking for 8 vehicles, turning and vehicular access arrangements shown to serve the development hereby permitted shall be made fully available within the application site, as identified by the red line, for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework.

Our Ref: APP/15/00943

- (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) Solent Disturbance Mitigation Project
From the 30th June 2014, the Council introduced the Solent Disturbance Mitigation Project (SDMP). The SDMP was introduced with the advice of Natural England and they have advised that a contribution of £174 per dwelling (plus administration and monitoring fees).will be required to mitigate against the effects of recreational disturbance on the Solent Special Protection Area (SPA).

The contribution will be applied to all new development of one or more dwellings.

The required contribution has been secured.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

14 October 2015