



Havant
BOROUGH COUNCIL

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Mr Saunders
PDP Architecture llp
2 Beechworth Road
Havant
PO9 1AX

For: Performance Car Company

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Grant of Planning Permission**

Application Number: APP/15/00849

Site Address: 39 Park Way, Havant, PO9 1HH

Proposal: Change of use (of part of property) from offices to 4No. 1 bed flats.

Further to your application received on 30 July 2015, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

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:

27971-PD100 Location Plan
27971-PD101 Block Plan
27971-PD102 Existing Plans and Elevations
27971-PD103 Proposed Site Plan
27971-PD104 Proposed Floor and Roof Plans
27971-PD105 Proposed Elevations
Application form
Design and Access Statement
Emails from Michael Saunders of 14 and 15 September 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The flats shall not be occupied until the provision for the storage of cycles and refuse has been provided within the site in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and amenity and having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Following first occupation of any of the flats hereby approved there shall be no vehicle movements within the site serving the commercial premises to be retained to the rear of the site between the hours of 1900 and 0800 on any day.

Reason: In the interests of the amenity of the residential occupiers of the development and having due regard to policies CS16, DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM18 Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

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.
- (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:
 - You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) This permission was subject to a contribution of £696 plus fees towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

24 September 2015