



Havant
BOROUGH COUNCIL

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Mr I Reed
Architectural Planning Ltd
1a Nutbourne Road
Hayling Island
PO11 9RT

For: Mr P Patel

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/13/00001

Site Address: 171A & 171B Southwood Road, Hayling Island, PO11 9PZ

Proposal: Change of use from Retail (Class A1) to residential, to form 3No. 1 bed flats.

Further to your application received on 20 December 2012, which was valid from 18 July 2013, 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 carried out in accordance with the following approved plans:

Site Location plan OS.No 100047474 received 27 February 2013
Existing Floor Plans drwg. no Y2013/13/02/02 received 18 July 2013
Proposed Floor Plans drwg. no Y2013/13/05/05 received 18 July 2013
Existing and Proposed elevation Plans received 18 July 2013

Reason: - To ensure provision of a satisfactory development.

- 2 The works hereby permitted shall be completed in accordance with the approved plans within 10 months of the date of this permission.

Reason: Having regard to the retrospective nature of the application, in the interests of the amenities of the area and occupants of the application site and surrounding dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 3 The three flats hereby approved shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

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

Our Ref: APP/13/00001

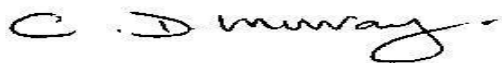
Other Important Information:

- (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 6573.
- (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 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.



Mr Chris Murray
Service Manager (Planning Development)

12 September 2013