



Havant
BOROUGH COUNCIL

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For: Mr M Dyer

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
(AS AMENDED)

Prior Approval is required and Hereby Given

Application Number: APP/14/00849

Site Address: 64 West Street, Havant, PO9 1PA

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

I refer to your notification received on 18 August 2014 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 J of the Town and Country Planning (General Permitted Development) Order 1995 (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) 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.

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- (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) 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 £172 per dwelling 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 Council has agreed two ways of securing the contribution:

- 1) Upfront payment prior to commencement of development - this can only be used for development of 1 to 4 dwellings
- 2) Section 106 legal obligation (this must be used for applications of 5 or more dwellings, where there will be additional contributions payable)

For both options, administration and monitoring fees will be added.

As your application was for Prior Approval the required contributions do not form a material consideration for the purposes of determination. However, you are bound to secure the contributions prior to the commencement of development to comply with the Habitat Regulations.

In order to secure the required contribution please contact Havant Borough Council Planning Department before the development commences.

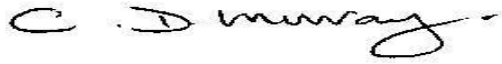
- (5) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- 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 were updated about issues after the initial site visit.

- (6) The applicant is advised that this change of use may leave No.66 West Street without an access to the retained offices. The provision of a new external access from the building may require planning permission.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

13 October 2014