



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
7 North Street
Havant
PO9 1PW

For: Mrs Ford

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

Application Number: APP/13/00613

Site Address: 137 Elm Grove, Hayling Island, PO11 9ED

Proposal: Change of use from ground floor shop to 1No. bed residential flat.

Further to your application received on 21 June 2013, which was valid from 03 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 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan - 201
Block plan - 202
Existing and proposed floor plans - 0949-302A
Existing elevations - 0949-401
Proposed elevations & Section - 0949/402A

Reason: - To ensure provision of a satisfactory development.

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- 4 The development hereby permitted shall not commence until a scheme for protecting the proposed dwelling from traffic noise from Elm Grove has been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of dwelling) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime *35 dB LAeq,16h*

Night time *30 dB LAeq,8h*

Reason: To ensure that the residential unit is adequately sound proofed in the interests of the amenities of the occupants of nearby premises and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

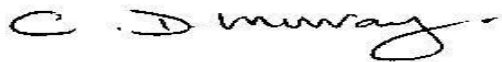
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 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.

- (5) The applicant is advised that the development the subject of this application is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. This development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk
- (6) The applicant is advised of the following advice from the Crime Prevention Officer:
- To the front of the property there is no defensible space, which increases the opportunities for crime and anti-social behaviour. To reduce these opportunities I recommend that the front door is certificated to PAS24 standard and that the window is reduced in size to be more in line with a front room window.
 - A pedestrian access gate to the rear of the premises is located adjacent to the north side of the building. To provide for the security of the dwelling this gate should be of robust construction at least six feet high and fitted with a key operated lock that can be operated from either side of the gate.
 - There is gated access to the rear of the dwelling from Saint Marys Road. This access is more secluded. To provide for the security of the dwelling I recommend that the external doors are certificated to PAS24 standard and the windows are certificated to PAS24:2012 standard.

An external light should be provided at the rear access door.



Mr Chris Murray
Service Manager (Planning Development)

22 August 2013