



Havant
BOROUGH COUNCIL

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Mr Carter
PLC Architects
Brankesmere House Queens Crescent
Southsea
Portsmouth
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PO5 3HT

For: Zinstone Ltd

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

Application Number: APP/14/00121

Site Address: 42A East Street, Havant, PO9 1AQ

Proposal: Conversion of ground floor from class use (B1) to form 1No. 2 bed apartment with associated alterations.

Further to your application received on 05 February 2014, which was valid from 12 February 2014, 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 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: To protect the character and appearance of the conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The residential use hereby permitted shall not commence unless and until the refuse storage provision shown on drawing No's 13-1969-101 Revision P3 and 13-1969-100 Revision P3 has been provided in accordance with the approved details. The refuse storage shall thereafter be maintained in accordance with these details.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework 2012.

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- 4 The residential occupation of the building hereby permitted shall not commence unless and until the area for cycle parking shown on drawing number 13-1969-100 Revision P3 has been provided in accordance with the approved details. The area shall thereafter be retained and available for cycle parking.

Reason: In the interests of the sustainability of the use and to provide future occupiers with non car based travel options having due regard to policies CS10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement February 2014

Heritage Statement January 2014

Letter from Holloway Iliffe & Mitchell (Marketing details etc) dated 3rd February 2014

Email and attachments from PLC Architects dated 8th April 2014

Location Plan Drawing Number 13-1969-104 Revision P2

Block Plan Drawing Number 13-1969-103 Revision P2

Existing and Proposed floor and roof plans Drawing Number 13-1969-100 Revision P3

Proposed Elevations Drawing Number 13-1969-101 Revision P3

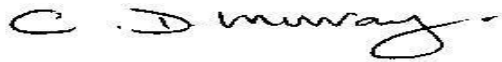
Reason: - To ensure provision of a satisfactory development.

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 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 were updated about issues after the initial site visit.
- (5) A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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

Mr Chris Murray
Service Manager (Planning Development)

09 April 2014