



Havant
BOROUGH COUNCIL

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

For: Mr Seston

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

Application Number: APP/14/00798

Site Address: 12 West Street, Havant, PO9 1PF

Proposal: Demolish existing first floor store. Construct 2 No. first floor flats, ground floor extension, and alterations to approval APP/13/00891.

Further to your application received on 30 July 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 The external materials to be used shall be as stated in the current application to match in type, colour and texture those on the existing building and, unless otherwise approved in writing by the Local Planning Authority in advance, shall include:
 - Imperial sized clampstock bricks
 - Painted masonry - Sandtex 'Chalk Hill'
 - Roof tiles - Covers Heritage Plain Tile
 - Timber and timber effect cladding boards
 - Painted timber joinery**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 use of the ground floor units shown numbered 1, 2 & 3 on the approved plans shall be for the following purposes as defined by the Town and Country Planning (Use Classes) Order 1987, (as amended):
- Class A1 Shop,
 - Class A2 Financial and Professional Services,
 - Class B1 Business, or
 - Class D1 (sub-class a. only) for the provision of medical or health services.
- Reason:** In the interests of clarity, to reflect the information contained in the current application and to enable a range of uses having due regard to the policies CS4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and policy AL3 of the Havant Borough Local Plan (Allocations) Publication Document, October 2013 and the National Planning Policy Framework 2012.
- 4 The residential flats hereby approved shall not be occupied and the use of the ground floor units shown as 1, 2 & 3 on the approved plans shall not commence until space for parking, turning and loading have been provided, surfaced and marked out within the site in accordance with the approved plans, and the secure cycle store and refuse area has been provided in accordance with the approved plans. The parking, turning and loading area, secure cycle store and refuse area shall thereafter be permanently retained and used solely for those 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan 1317 – 201a
 - Block Plan 1317 – 203
 - Floor Plans 1317 – 312a
 - Elevations 1317 – 411b
- Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

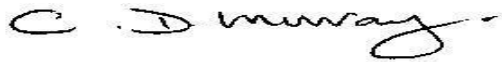
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 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) The applicant is advised that the development the subject of this permission is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. A separate CIL Liability notice will follow this notice of permission. For further information, see the CIL pages online at www.havant.gov.uk

- (5) The applicant is reminded that under the provisions of the Environmental Protection Act 1990, works or ancillary operations associated with the construction of the development which causes excessive noise may be deemed a nuisance. To minimise the risk of nuisance Local Planning Authority recommends that careful consideration is given to the management of noise generating activities and that noise generating works are not undertaken outside the hours of 08.00 – 18.00 Monday to Friday and 08.00 – 13.00hrs on Saturdays and not at all on Sundays or Bank / Public Holidays.
- (6) 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,

Your application was acceptable with amendments.



Mr Chris Murray
Service Manager (Planning Development)

24 September 2014