



Havant
BOROUGH COUNCIL

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For: Mr T Jacobs
Jacobs Construction Limited

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

Application Number: APP/14/00446

Site Address: 10C Downley Road, Havant, PO9 2NJ

Proposal: Change of use from light industrial to office with elevational changes and larger mezzanine floor to increase floor space. (Revised application).

Further to your application received on 25 April 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 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to first occupation provision shall be made available on site for the provision of secure cycle parking for six cycles, as shown on approved plan 2260:2A, and for six car parking spaces for use of the B1(a) offices hereby approved.
Reason: To ensure that the development makes suitable provision for on-site parking and cycle parking for the intended use and to accord with the Council's adopted parking standards, in accordance with policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Drawing 2260:1A
Drawing 2260:2
Drawing 2260:2A - cycle provision

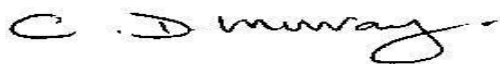
Reason: - To ensure provision of a satisfactory development.

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/pes.
- (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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit



Mr Chris Murray
Service Manager (Planning Development)

10 June 2014