



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
7 North Street
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For: Mr Seston

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

Application Number: APP/13/00891

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

Proposal: Conversion of part of first and all of second floors from office use (B1) to 2No. 1 bed flats (C3) and 1No. 2 bed flat; first floor rear extension; second floor rear extension; new dormers to front elevation; creation of access passage from West Street and rear mews style courtyard; with parking, cycle and refuse storage facilities to rear with vehicular access from North Street and other minor alterations. (Revised Application).

Further to your application received on 09 September 2013 (which was valid from 12 September 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 and, unless otherwise approved in writing by the Local Planning Authority in advance, shall include:

Painted masonry - Sandtex 'Chalk Hill'
Roof tiles - Covers Heritage Plain Tile
Dormer window 'cheeks' - lead facing

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.

Our Ref: APP/13/00891

- 3 The use of the ground floor units shown as Room 1 and Room 2 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 shall not be occupied and the use of the ground floor units shown as Room 1 and Room 2 on the approved plans shall not be commenced until space for the parking, turning and loading of vehicles has 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 - 201A received 09/09/2013
Block Plan - 202A received 09/09/2013
Proposal Plans (floor plans and external ground level) - 1317-307D received 09/09/2013
Elevations - 1317-407B received 09/09/2013
Roof Plans - 1317-308A received 09/09/2013

Details:

Dormer windows - 1317-601A received 24/10/2013
Windows - 1317-602 received 10/10/2013
Shop Door - 1317-603 received 10/10/2013
Consult Door - 1317-604 received 10/10/2013
Security Gates - 1317-605 received 26/10/2013

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 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.

In this instance:

- You sought and were provided with advice as part of a previous application,
 - You were updated about issues after the initial site visit and amended and additional details requested
 - Your application was acceptable with amended and additional plans.
- (5) 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 notice has been issued with this notice of permission, confirming this liability and the relevant financial sum. The liability for payment of the Councils CIL occurs on commencement of development. For further information, see the CIL pages online at www.havant.gov.uk
- (6) It is recommended that the applicant considers the use of surface markings in the shared access area outside the relocated rear access gates in order to minimise the risk of obstructions to the rear of neighbouring property.



Mr Chris Murray
Service Manager (Planning Development)

07 November 2013