

RE: 09/60703/017 - 18-20 Forest Avenue, Cowplain.

From: **Rachael McMurray** (Rachael.McMurray@havant.gov.uk)
Sent: 13 July 2011 15:09:40
To: martin Critchley (critchleyarchitect@hotmail.com)

Dear Martin,

I apologise for the delay in this response to you. With regards to the letter received on 17 June 2011, which highlights the need to interpret the term 'commencement of development', I can advise the following.

A definition of what constitutes the commencement of development is the earliest date on which any 'material operation' comprised in the development begins to be carried out. The term 'material operation', can mean any of the following:

- i. any work of construction in the course of the erection of a building
- ii. any work of demolition of a building
- iii. the digging of a trench which is to contain the foundations or part of the foundations of a building
- iv. the laying of any underground main or pipe to the foundations, or part of the foundations of a building or to any such trench
- v. any operation in the course of laying out or constructing a road or part of a road
- vi. any change in the use of any land which constitutes material development

I would therefore be of the view that the implementation of the garage foundations and base, which would form part of Planning Permission 07/60703/014 for the erection of 3No. detached 5 bedroom houses and 3No. detached double garages utilising new access to Forest Avenue with associated car parking; a bin store and landscaping, would constitute the commencement of development under the Town and Country Planning Act 1990.

I trust this is of use however, if you require any further information please do not hesitate to contact me.

Regards

Rachael