



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Flint
Chris Flint Ass Ltd
2 Emerald Close
Waterlooville
P07 8NZ

For: Mr Eaton

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

Application Number: APP/12/00960

Site Address: Insurance House, 5 St Georges Walk, Waterlooville, PO7 7TS

Proposal: Change of use from A2 office to residential use for first and second floors, conversion to 1No. 2 bed and 1No. 3 bed apartment with associated parking, cycle and refuse stores.

Further to your application received on 14 September 2012 which was valid from 26 September 2012 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 the application.
- (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, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 4 The development shall not be brought into use until the cycle and refuse store shown on the drawings hereby approved has been provided and thereafter each individual part of the store shall be kept available for its identified purpose.
Reason: In the interests of the amenity of occupiers of the development and nearby properties and of mitigating the impacts of travel, and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 No external lighting shall be installed on the site without having first been approved in writing by the Local Planning Authority pursuant to the submission of full plans and particulars specifying the provision.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
- P-3 (Location and Block Plan);
 - CFA/FULL/01 Revision A (Proposed Apartments Floor Plans and Elevations).
- Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

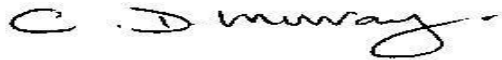
Havant Borough Core Strategy 2011

CS16	High Quality Design
CS2	Employment
CS21	Developer Requirements
CS4	Town, District and Local Centres
CS6	Regeneration of the Borough
CS9	Housing
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM3	Protection of Existing Employment and Tourism Sites

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the design and effect on the streetscene and other amenities and highways and other issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) Hampshire Constabulary recommend that:
The communal access door and individual apartment front doors should be certificated to PAS24 standard or better;
An appropriate audio visual access control system should be installed;
The cycle stores should be fitted with robust doors each fitted with a lock to British Standard 3621;
The car park should be lit to allow for natural surveillance of the car park and the cycle stores.
For further information please call Stuart York (023 9289 1831).



Mr Chris Murray
Service Manager (Planning Development)

13 November 2012