Havant BOROUGH COUNCIL

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Mr Kent
Spitfire Architecture
22a Cornfield Road
Eastbourne
East Sussex
BN21 4QE

For: South Alliance Investments

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

Application Number: APP/11/01602
Site Address: 6 West Street, Havant, PO9 1PF
Proposal: Change of use of upper floors from ancillary commercial space (stores) to 2No. two bed flats. (Resubmission.)

Further to your application received on 03 November 2011, 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 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 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

3 Notwithstanding the plans hereby approved, the development shall not be brought into use until 2 short stay cycle spaces and 2 long stay cycle storage spaces have been provided in accordance with plans and details that have been submitted to and approved in writing by the Local Planning Authority, and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and the sustainability of the site and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

4 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS4	Town, District and Local Centres
CS9	Housing
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 4	(Planning for Sustainable Economic Growth)
PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies, 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 appropriateness of design, the effect on the character of the area, the effect on the neighbouring properties and highways. 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.

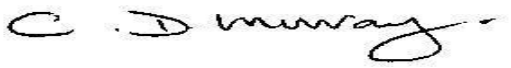
(3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any

way you should contact the Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

(4) Your attention is drawn to the requirements of Building Regulations Approved Document Part B regarding means of escape. Amendments to the proposed internal layout are likely to be required to secure compliance with the Building Regulations.

(5) You are advised of the comments of the Crime Reduction Officer in connection with this application:

(a) External doors should have a security accreditation of PAS24 or greater, in addition an appropriate audio visual access control system should be installed to facilitate visitor access from West Street.
(b) The proposed escape ladder could be used to gain access from the flat roof to the window, it is therefore recommended that appropriate steps in line with fire regulations are taken to secure this means of access.
(c) The addition of security lighting at the rear of the property would improve the security of the premises.



Mr Chris Murray
Service Manager (Planning Development)

22 December 2011