Havant BOROUGH COUNCIL

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For: The Tranmere Trust

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

Application Number: APP/11/01351
Site Address: 1A Mengham Road, Hayling Island, PO11 9BG
Proposal: Change of use of first floor from B1 (Offices) to C3 (Dwellings), consisting of 2No. 1 bed flats and 1No. 2 bed flat.

Further to your application received on 12 August 2011, which was valid from 26 August 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 regard to your application, and

(ii) The following condition:

Condition:

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.

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	
DM13	Car and Cycle Parking on Residential Development
DM3	Protection of Existing Employment and Tourism Sites

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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 loss of employment use, the effect on the character and appearance of the district centre, the effect on residential amenity and highway implications. 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) You are advised that in the event that the development hereby approved requires access or bin storage on or over land outside of the applicant's ownership, that such access or storage should only be undertaken with the necessary consent of the relevant land owner. This planning permission should not be taken as granting such land owner consent.

(5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 10 May 2012 which requires the payment of a Hampshire County Council Transport Contribution of £965.00 prior to the commencement of the development hereby approved.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 May 2012

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