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

To:
Helyer Design
1 The Old Flour Mill
Queen Street
Emsworth
Hants
PO10 7BT

For: Emsbourne Developments Limited

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

Application Number: APP/11/01338
Site Address: 6A West Street, Emsworth, PO10 7DY
Proposal: Change of use from B1 (offices) to C3 (residential) and conversion to 1No. 2 bed flat and 1No. 1 bed flat on the first and second floors.

Further to your application received on 09 August 2011, which was valid from 05 September 2011, Havant Borough Council as Local Planning Authority **Refuses Planning Permission** for the above proposal.

The reason for the Council's decision to refuse planning permission is:

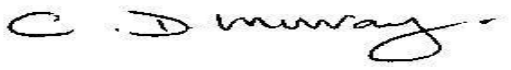
1 On the basis of the limited information available to the Local Planning Authority, it is considered that the proposed change of use would result in the loss of class B employment floor space which has not been demonstrated to be no longer fit for purpose and financially unviable. The proposal is therefore contrary to policy DM3 of the Havant Borough Core Strategy 2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

In coming to its decision the Council considered plans and other documents submitted with your application and the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework.

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/pcs.



Mr Chris Murray
Service Manager (Planning Development)

18 November 2011