

Mr Paul Harris
16 Scaffell Avenue
Lower Basingwell Street
Bishop's Waltham
Fareham
PO14 1SQ

19 July 2021

Please quote **21/01067/PNACOU** on all
correspondence

Dear Mr Paul Harris

**Town and Country Planning Act 1990
Town and Country Planning (General Development Permitted Development) Order
2015**

**Application for prior approval for Agricultural buildings to Dwelling House
Schedule 2, Part 3 Class Q ;**

Application Reference Number: **21/01067/PNACOU**

Proposal: **conversion of Barn to 1 dwellinghouse**

Site Address: **The Hay Barn Soake Road Denmead Hampshire**

I am pleased to enclose the Notice of the Council's formal decision in relation to the
above application. If you are acting as an Agent please ensure that a copy is given to
the applicant.

**Before proceeding please read the following important information which affects
this Notice**

Yours Sincerely

Rose Lister

Case Officer

01962 848 345

rlister@winchester.gov.uk





TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Prior Approval Required and Approved

Planning Application Reference: **21/01067/PNACOU**

Decision Date:- 19.07.2021

Winchester City Council determines that that **prior approval details are Required and APPROVED** for the development as described in the plans and particulars submitted with your application received on 20 April 2021 for the following reasons:

The proposal can now proceed, subject to the works being carried out in accordance with the plan and all details notified and in compliance with the criteria and conditions of **Class Q** as below:

**conversion of Barn to 1 dwellinghouse at
The Hay Barn
Soake Road
Denmead
Hampshire**

subject to the following conditions:

The development must be completed within a period of 3 years, from the date of this decision notice.

- 1 The development hereby permitted shall be completed within 3 years of the date of this permission.

Reason: To comply with the criteria of Class ZA of the General Permitted Development Order 2015 (as Amended).

- 2 The development hereby approved shall be constructed in accordance with the following plans:

SL/PP/100/2,

'Environmental Noise Assessment: They Hay Barn' by Ian Sharland Limited dated June 2021,

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates

- 3 Detailed proposals for the disposal of foul water, including permeability testing, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation of the building.

Reason: To ensure satisfactory provision of foul and surface water drainage.

J Pinnock
Julie Pinnock BA (Hons) MTP MRTPI
Service Lead – Built Environment

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

- 1 With regard to Regulation 75 of the Conservation of Habitats and Species Regulations 2017, where works under 'permitted development' are likely to have a significant effect on European Sites (alone or in combination with other projects), works may not begin until the developer has received written notification of the approval of the Local Planning Authority.
The initial onus is upon the developer to judge whether or not the development is likely to have a significant effect on European sites (either alone or in combination with other projects) but this must be done on a precautionary basis, and having regard to all other plans and proposals affecting the Special Protection Areas (Southampton and Solent Water) and/or the Solent Maritime Special Area of Conservation (being the European sites in this area). The developer may seek the opinion of Natural England under Regulation 76 as to whether or not the proposed development is likely to have a significant effect. However Natural England have concluded that all new residential development discharging waste water via WWTWs into the coast (Solent and Southampton Water Special Protection Areas) will cumulatively with other residential developments, have a significant effect upon the nature conservation interests of the European Sites.
Where permitted development is likely to have a significant effect upon one or more of the European sites, development must not be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 77. This is a separate process and a positive decision under the prior approval procedure should not indicate approval under the Habitat Regulations.
If the development is likely to have a significant effect on a European site, the developer must apply to the Local Planning Authority with details of the development which is intended to be carried out, a copy of any opinion given by Natural England and the required fee.
The applicant is reminded that the issue of this notice does not absolve the compliance with any other obligation in the Habitat Regulations relating to protected species or the requirements of any licences that may be required. It may be necessary to take independent ecological advice prior to any works to the building being undertaken. If any protected species are discovered during the course of the development; all works should cease immediately and Natural England should be contacted for advice before work is recommenced.

Rights of Appeal: -

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.

- As this is a decision relating to a Planning Application, any appeal against the conditions must be made within 6 months from the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals must be made using a form which you can get from the Secretary of State at:

The Planning Inspectorate (England)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Or online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.