



Mr Oscar Heasman
Bodenham House Barn
Bodenham
Salisbury
SP5 4EN
United Kingdom

4 October 2024

Please quote **24/01837/PNACOU** on all correspondence

Dear Mr Oscar Heasman

**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: **24/01837/PNACOU**

Proposal: **Prior notification for the change of use and conversion of
agricultural building to form 2 dwellings**

Site Address: **Oak Meadow Bishops Wood Road Mislingford Fareham Hampshire
PO17 5AT**

I 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

Cameron Finch

Case Officer

01962 848517

cfinch@winchester.gov.uk



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Prior Approval Required and Approved

Planning Application Reference: **24/01837/PNACOU**

Decision Date:- 04.10.2024

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 23 August 2024

Prior notification for the change of use and conversion of agricultural building to form 2 dwellings

at **Oak Meadow Bishops Wood Road Mislingford Fareham Hampshire PO17 5AT**

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 Schedule 2, **Class Q** of the Town and Country Planning (General Permitted Development) Order 2015 and any further conditions as below:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission., , Reason: To comply with the criteria of Class Q of the General Permitted Development Order 2015 (as amended).
- 2 The development hereby permitted shall be constructed in accordance with the following plans: , Location & Site Plan received 23 August 2024 drawing no. 0881/EX/01 , Proposed Plan & Elevations received 23 August 2024 drawing no. 0881/PR/01 , , Reason: In the interests of proper planning and for the avoidance of doubt.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building., , Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 Detailed proposals for the disposal of foul and surface water, including the emptying and maintenance of the cesspits and related infrastructure for the lifetime of the development 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 and shall, be thereafter retained and maintained in accordance with the approved details for the,

lifetime of the development. , , Reason; To ensure satisfactory provision of foul and surface water drainage and to, protect the surrounding environment.

J Pinnock

Julie Pinnock BA (Hons) MTP MRTPI
Corporate Head of Planning and Regulatory Services

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.