

Mr Davies
Helyer Davies Architects Ltd
1 The Old Flour Mill
Queen Street
Emsworth
PO10 7BT

For: Mr & Mrs Painter

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/19/01222

Site Address: 52 Kings Road, Emsworth, PO10 7HW

Proposal: Extension at ground and first floor including extended roof with roof lights, dormers and balcony to form enlarged dwelling with slate roof and timber cladding.

Further to your application received on 11 December 2019 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 conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
19077-02 10/03/2020 amended proposed floor plans/elevations
Tile confirmation email received 12.03.2020
Materials emails received 09.03.2020
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated in accordance with details submitted to include natural slate, untreated cedar and black stained cedar
Reason: In the interests of the amenities of the area and having due regard to policy

Our Ref: APP/19/01222

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 6571.
- (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 Plaza or by telephoning 023 9244 6015.
- (4) Informative regarding wood burning or multi-fuel stoves / appliances:
You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.
This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.
- (5) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

18 March 2020

