

Mr Brown
Walsingham Planning Ltd
Bourne House
Cores End Road
Bourne End
SL8 5AR

For: Mr Ciocan
Fuller, Smith, and Turner PLC

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

Application Number: APP/20/00030

Site Address: The Kings Arms, 19 Havant Road, Emsworth, PO10 7JD

Proposal: Retrospective application for roof over seating area and outside bar with pizza oven and servery.

Further to your application received on 14 January 2020 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:

Site location plan - scale 1:1250

Proposed site & roof plan - Drawing No. 19-038-02-01

Proposed ground & floor plan - Drawing No. 19-038-02-02

Proposed site elevation - Drawing No. 19-038-02-03

Proposed timber framed seating area - Drawing No. 19-038-02-04

Proposed timber framed seating area - Drawing No. 19-038-02-05

Our Ref: APP/20/00030

Reason: - To ensure provision of a satisfactory development.

- 3 The pizza oven the subject of this planning permission shall only be open for trade or business on the following days and hours: Thursdays, 15:00 – 21:05, Fridays and Saturdays, 15:00 - 21:15 and Sundays, 14:00 – 19:00

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The pizza oven the subject of this planning permission shall only be used in connection with food consumed on the premises and shall not be used in connection with a takeaway service or food consumed off the premises.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Within 3 months of the grant of planning permission the oven flue shown on drawing number 19-038-02-06A shall be installed and therefore retained and maintained.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy 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 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) 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

08 April 2020