

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

**STATEMENT OF
HAVANT BOROUGH COUNCIL**

95 North Street, Emsworth

**Local Planning Authority Reference:
APP/18/00535**

**Planning Inspectorate Reference:
APP/X1735/18/3209039**



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY MR DAVID LUCAS AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR Application to remove Condition 5 of Planning Permission APP/16/01311 and variation of Condition 6 of Planning Permission APP/16/01311 relating to alterations on the south elevation comprising removal of access door onto flat roof area and insertion of 2No. AOV obscurely glazed windows.

Planning Inspectorate Reference: APP/X1735/18/3209039

LPA REF: APP/18/00535

1.0 THE APPEAL SITE AND ITS SURROUNDINGS

- 1.1 The appeal site is located on the corner of North Street and Sultan Road in Emsworth. The entrance to the Emsworth railway station is located opposite to the site. The area is characterised by mainly Victorian style terrace housing along Sultan Road and North Street. A number of the properties on North Street, including the adjacent neighbour at No. 93 have been subdivided into two flats. Parking is predominantly on street. A recent development has occurred at the adjacent site on Sultan Road which involved a conversion of a former industrial/office building into three dwellings with a further new dwelling located in the rear garden facing onto Seagull Lane.

The application site comprises a two-storey building, with a traditional pitched roof. It has a white painted render finish to the external facade with some mock Tudor detailing. The building is currently used as a public house with B & B accommodation at first floor level. The main entrance fronts onto North Street and includes a front external seating area enclosed by iron railings. There is a flat roof area at first floor level at the rear of the building which includes a single storey unit of accommodation which is ancillary to the public house and used as managers accommodation. There are other flat sections of the building which are not enclosed and used for servicing.

2.0 PLANNING HISTORY

The most relevant planning history to this proposal, with regard to the provision of further dwellings on the site are:

Relevant planning history, with regard to this application

APP/16/01311 - Raise roof height and form 1No. self contained manager's flat to second floor roof area with new internal stairwell from first floor, Permission, 14/03/2017

Other planning history, relating to the existing pub:

APP/17/00567 - Demolition of existing rear outbuildings, erection of 2No. 2 bed dwellings (Revised submission). Permission 6/11/17 - Not implemented to date

APP/18/00535 - Application to remove Condition 5 of Planning Permission APP/16/01311 and variation of Condition 6 of Planning Permission APP/16/01311 relating to alterations on the south elevation comprising removal of access door onto flat roof area and insertion of 2No. AOV obscurely glazed windows. , Refused, 24/07/2018 – Currently at appeal

APP/16/00821 - Demolition of existing rear outbuildings, erection of 4No. three storey townhouses with parking and raise height of existing pub roof to form 1No. self contained flat to second floor roof area., Refused on 18/10/2016

01/63424/000 - Installation of two windows to ground floor, side (north) elevation., Permission,19/06/2001

06/63424/001 - Replace pan tiles to roof., Permission,04/12/2006
07/63424/002 - Retention of refrigeration unit. Resited to east elevation and enclosed with insulation board. , Permission,15/08/2007

09/63424/003 - Enclosure of the front forecourt including the erection of 0.9m high railings positioned above the existing 0.4m high boundary wall, erection of 0.4m high conifer planters above the existing brick piers and the erection of 1.3m high railings and iron gate in between the existing brick piers and boundary wall and the erection of 1No. retractable awning to the north side of the front entrance, Permission,02/02/2010

3.0 THE APPLICATION

- 3.1 The proposal is for the application to remove Condition 5 of Planning Permission APP/16/01311 and variation of Condition 6 of Planning Permission APP/16/01311 relating to alterations on the south elevation comprising removal of access door onto flat roof area and insertion of 2No. AOV obscurely glazed windows. Condition 5 of APP/16/01311, was the following:

The flat roof area at first floor level adjacent to the shared boundary with No. 93 and 93a North Street shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

The application also proposed to vary condition 6, this condition was to ensure that the development was carried out in accordance with the approved plans.

- 3.2 The application was refused on the 24th August 2018 for the following reasons: -

1 The use of the flat roofed area at first floor adjacent to the shared boundary with 93 and 93A North Street, as amenity space would result in unacceptable over looking and loss of privacy to neighbouring residents. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Borough Design Guide SPD 2011 and the National Planning Policy Framework.

4.0 PLANNING POLICY

- 4.1 The relevant Planning Policy is set out in: -
National Planning Policy Framework
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Havant Borough Council Borough Design Guide SPD December 2011
- 4.2 Of particular relevance to this appeal are Havant Borough Local Plan) Policies: -

CS17 (Concentration and Distribution of Development within the Urban Areas),

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements), which support the principles of development in the built up area.

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Copies of the relevant local plan policies were forwarded with the questionnaire.

5.0 PLANNING POLICY UPDATE

Draft Local Plan

- 5.1 With respect to the Local Plan, the Council is preparing a new Local Plan and consulted on a Draft (Regulation 18) version of the [Havant Borough Local Plan 2036](#) (HBLP 2036) between 8 January to 16 February 2018. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, the Draft Local Plan, it is of relevance in setting out the Council's direction of travel.
- 5.2 The Council's Draft Havant Borough Local Plan 2036 Consultation Summary indicates that consultation on a Pre-Submission Local Plan will take place in early 2019. With respect to this appeal, the draft High Quality Design Policy E6, reiterates the Council's commitment to achieving high quality design that respects its context and does not cause unacceptable harm to the amenity of neighbours. Additionally, new draft policy E9 seeks to protect, enhance and conserve the historic environment and the contribution it makes to local distinctiveness and sense of place. These draft policies are copied in full in **Appendix B**.
- 5.3 The Development Plan comprises the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.
- 5.4 The following policies of the Havant Borough Local Plan (Core Strategy) 2011 (HBLP (CS) 2011) are considered to be particularly relevant to the determination of this appeal:
CS9 (Housing)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM13 (Car and Cycle Parking on Residential Development)
The following policy of the Havant Borough Local Plan (Allocations) 2014 (HBLPA 2014) is also of relevance.
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from
Also of relevance is the Borough Design Guide (2011)

6.0 CONSULTEE RESPONSES AND REPRESENTATIONS

- 6.1 The application, which is the subject of this appeal, was published in accordance with the Council's adopted publicity procedures.
- 6.2 Copies of all consultee responses have been forwarded with the questionnaire. The representations from the members of the public raised mainly related to adverse impact on the character and appearance of the area, loss of amenity, loss of privacy and parking issues.

7.0 PLANNING CONSIDERATIONS

- 7.1 The Council's decision in this case is best explained by expanding upon the reasons for refusal having regard to the local and national policy framework outlined in Section 4 above.
- 7.2 The NPPF was updated on 24 July 2018 and with respect to this proposed development and appeal, continues to have a presumption in favour of sustainable development with the 3 overarching objectives: - economic, social and environmental. The importance of design and conserving and enhancing the historic and natural environment remain relevant considerations as set out in Chapter 12 on Achieving well designed places.

7.3 Paragraphs 125 and 126 endorse the requirement for high quality design and state:

Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so, they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

7.4 To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

7.5 Having regards to the relevant policies of the development plan and supplementary planning documents, and the reasons for refusal given in the Decision Notice dated 24th August 2018, it is considered that the main issues arising from this appeal are:
- Impact on the amenities of neighbouring properties

7.6 Impact upon residential amenity

The previous application included, a restrictive condition to prohibit the use of the flat roof area unless for essential maintenance purposes, given its proximity to the shared boundary with No. 93 and 93a. The use of this area was considered to be unacceptable as it would have resulted in a loss of privacy to these neighbours, given its close proximity to the private amenity areas of this neighbouring property. The current application, outlines that given the removal of the fire door, and replacement with a window, that this condition is now not required, as access would not be possible from the building, in addition the application outlines that it does not propose to use this space for an amenity area. However, within the main building an existing fire access door is present, which will still allow access through a fence gate at first floor level to the flat roofed area, and could be used by guests of the B & B or the staff. It is considered that given the location of the flat roofed area, immediately adjacent to the boundary with 93 & 93A North Street, and being at first level would lead to direct overlooking and loss of privacy to the amenities of this neighbouring property.

7.7 The Local Planning Authority have considered this application in accordance with paragraph 203 of the National Planning Policy Framework, which outlines that "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions". The LPA have considered whether a condition to provide suitable screening between the application site and 93/93A North Street could be implemented, to provide the required level of privacy. However, any such condition would require screening to a level, that in itself, could have a significant adverse impact on the amenities of the neighbouring property, in terms of further potential harm from loss of sunlight/daylight and/or further general disturbance. Furthermore, any such structure would require planning permission in its own right, and to control it thorough a condition would render any condition which sought to control this ultra vires (unenforceable). Overall, it is considered that the removal of condition 5 is unacceptable, as it would have an unacceptable impact on the amenities of adjoining residents as a result of overlooking and loss of privacy.

COMMENT ON GROUNDS OF APPEAL

7.8 The agent outlines that as an internal amenity area is proposed on the second floor then this would not result in pressure to use the first floor area, for the area subject of this appeal. Whilst this area is noted, it is small in terms of the area for a large two bedroom flat, with this area not providing direct sunlight and sufficient amenity for the area. It is clear that the existing managers flat, which currently has a large open area to utilise, would seek to use such an area. In addition, the agent has noted that other planning permissions granted for new dwellings, would result in the removal of amenity areas. It is acknowledged that no restrictions previously existed, before application APP/16/01311 was

granted Planning Permission for the managers flat. However, the site has been subject to extensive development in the past recent few years, as such the assessment of any application must be taken on what the current situation is for planning development. As has been outlined above, in both Local and National Planning Policy, development must consider the impact of development on neighbouring properties. Given this it is considered that this condition to restrict the use of this area was reasonable, necessary and relevant to planning

- 7.9 The agent has raised a query that the Local Planning Authority have refused the application with regard to amending condition 4, which is the approved plans. The LPA did not refuse the application on this issue, therefore we do not understand this point raised the agent.

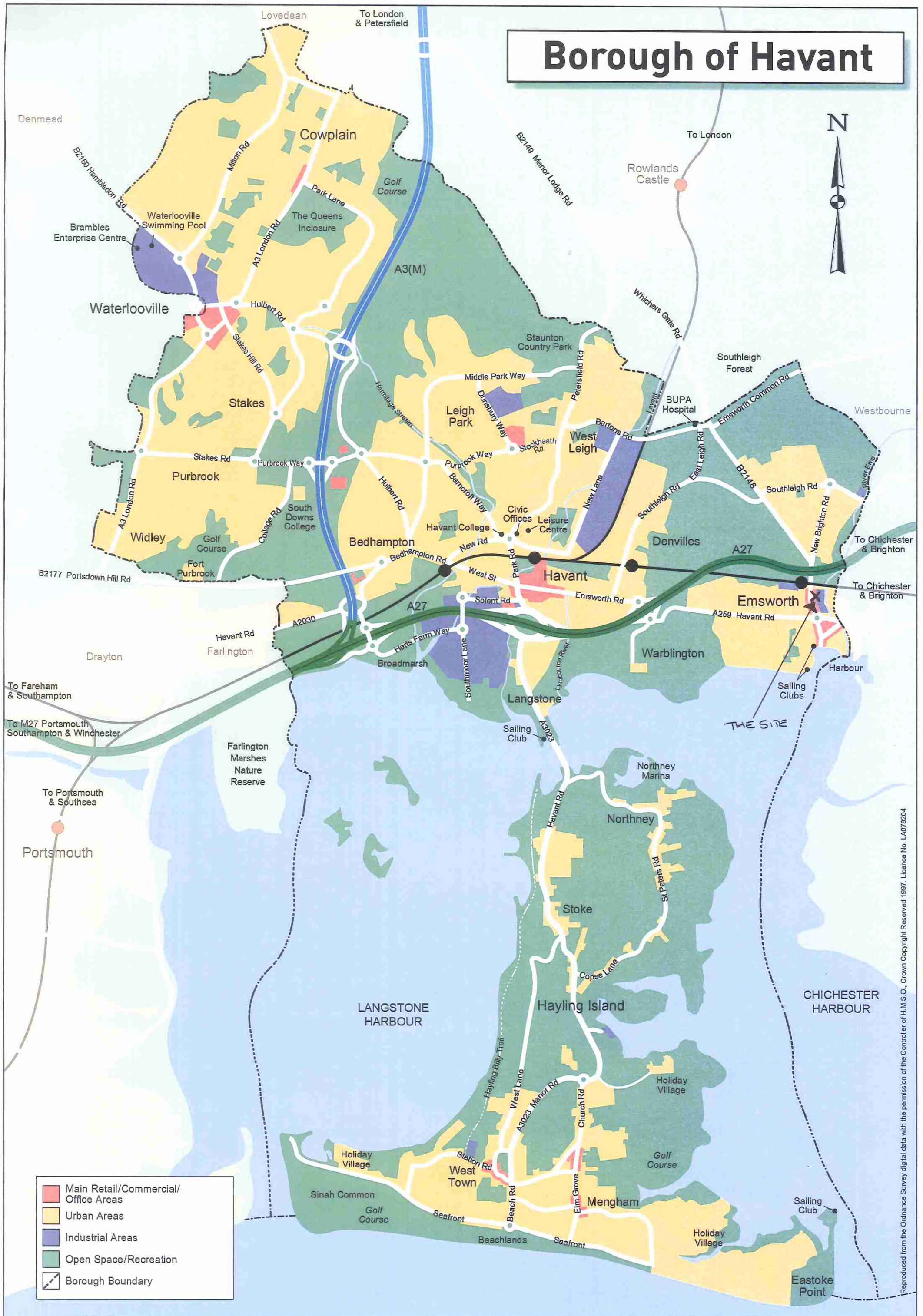
CONCLUSION

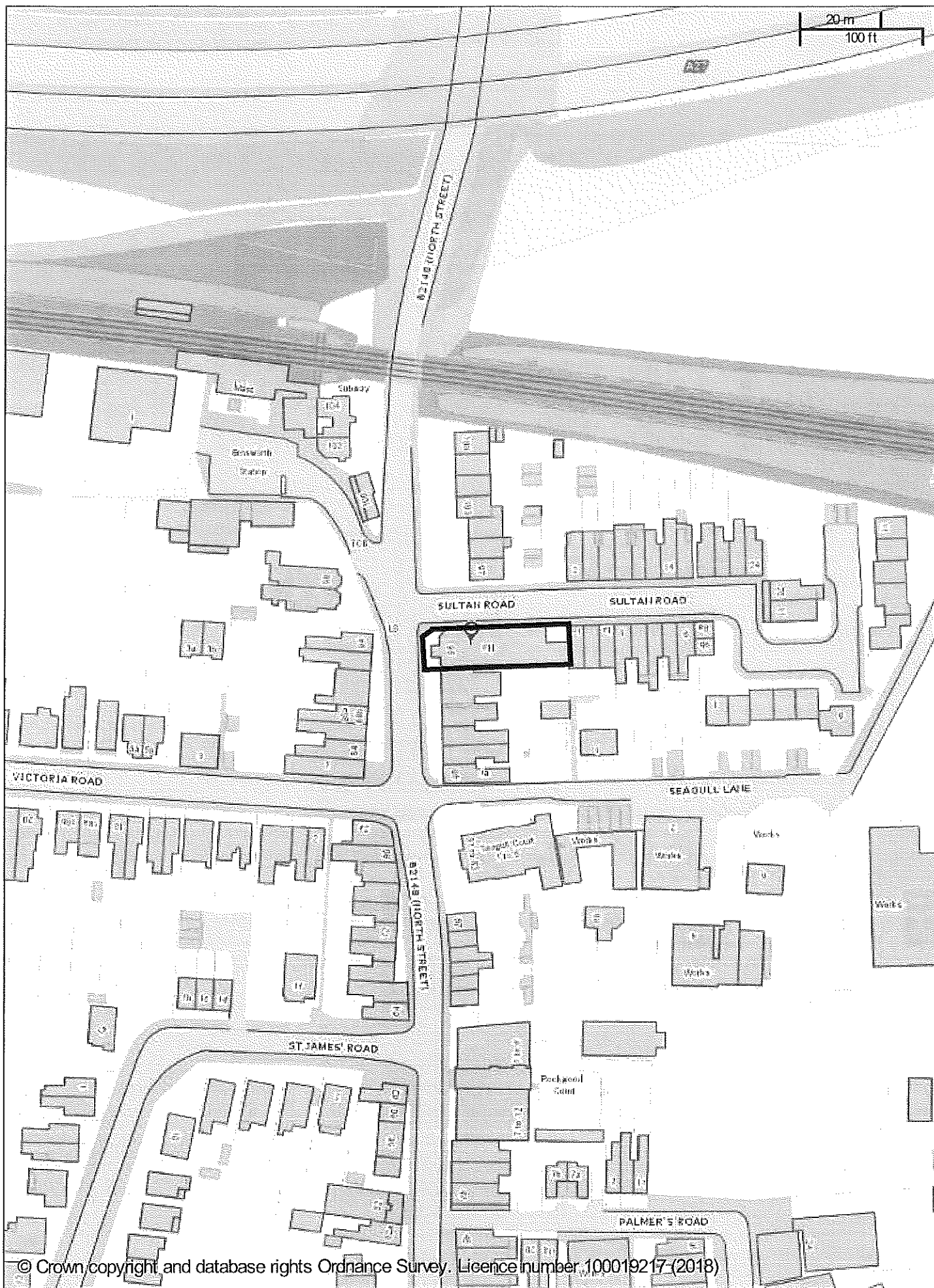
- 7.10 The proposed removal of condition 5 is considered unacceptable, as the proposal would be un-neighbourly development, which would have an unacceptable impact on the amenities of 93 and 93A North Street as a result of overlooking and loss of privacy. As such the proposed development is considered to be contrary to the NPPF and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. The Inspector is therefore requested to dismiss this appeal.

APPENDICES

- (A) Borough Map and 1:1250 Location Plan
- (B) Emerging Policies E6 and E9 from Draft Havant Borough Council Local Plan 2036

Borough of Havant





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The Railway Inn 95 North Street Emsworth

Scale: 1:1250

Printed on: 15/1/2019 at 9:15 AM



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E6 | High Quality Design

- 5.57 This policy would update and replace Policy CS16 (High Quality Design) in the Core Strategy and Policy DM21 (Shopfronts, Signs, Security Shutters and Advertisements) of the Allocations Plan. It also covers aspects of Policy CS8 (Community Safety) of the Core Strategy.

Why this policy is needed

- 5.58 The NPPF makes clear that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. This policy sets out the Borough's place-making objectives in terms of delivering high quality design, enhancing connections between people and places and integrating new development with the Borough's high quality natural, built and historic environment.
- 5.59 The Borough has a diverse built environment, but in many cases it will be appropriate to forge new places particularly where areas suffer from neglect and lack of identity. The policy also sets out how the Council aims to create safe and accessible environments so that crime and disorder, and the fear of crime²⁵, do not undermine the quality of life for the Borough's residents.
- 5.60 Havant and Waterlooville Town Centres and Hayling Island Seafront in particular lack identity and/or suffer from neglect and have poor connections to the surrounding areas. The Council therefore recognises the importance of good design as part of new development in order to forge new places, as well as responding to and enhancing its natural assets and more attractive built features.
- 5.61 Using Active Design principles²⁶ new development can encourage greater levels of daily physical activity in and around buildings and spaces, and promote healthy communities. Safe and convenient connections for walking and cycling within and around development can also help people to take responsibility for their own health and wellbeing. This policy indicates how appropriate supporting infrastructure can be integrated as part of new development to support physical activity and meet the needs of different users. Policy E7 (Health and Wellbeing) also sets out how new dwellings will be expected to contribute towards improved health and wellbeing of occupants.

E6 | High Quality Design

Planning permission will be granted for development that:

- a. Is designed to a high standard, which helps to create places where people want to live, work, visit and enjoy;
- b. Demonstrates that account has been taken of local design statements, neighbourhood plans and the design elements of conservation area appraisals which identify local character and distinctiveness;
- c. Demonstrates that it:
 - i. Responds to, and draws inspiration from its local context and where appropriate, forge a new sense of place through design;
 - ii. Considers characteristics such as heights, massing, existing building lines, plot widths and depths and proportions of building features such as windows and doors;

²⁵ Department for Communities and Local Government (2017) Chief Planning Officer letter – security and planning

²⁶ Sport England (2015) Active Design. Planning for health and wellbeing through sport and physical activity

<https://www.sportengland.org/media/3426/spe003-active-design-published-october-2015-email-2.pdf>

- iii. Identifies and positively responds to existing natural and built features including listed buildings, conservation areas and other heritage assets within or close to the development;
 - iv. Makes a positive contribution to the overall appearance of the street scene and wider area by use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
 - v. Produces a positive relationship with and between existing and proposed buildings, streets and spaces;
 - vi. Avoids over-dominance and not cause unacceptable harm to the amenity of neighbours through overshadowing, massing, the loss of privacy, outlook, overlooking, and through odour, noise or disturbance; and
 - vii. Plans for adverts, signage, lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.
- d. In addition, all non-householder development which will create new floorspace is expected to:
- i. Ensure the layout is appropriate in density, scale, and appearance and sufficiently flexible to respond to changing uses, lifestyles and demography;
 - ii. A setting for any new buildings is provided which is in keeping with the surrounding area
 - iii. Reduce opportunities for crime and anti-social behaviour and contribute to the creation of safe and inclusive communities;
 - iv. Consider new technologies and construction methods as part of building design, taking into account sustainability and resource efficiency;
 - v. Integrate with existing local landscape features and characteristics of the area protecting and enhancing local wildlife, biodiversity and ecology;
 - vi. Be well connected to and integrate with the local area by linking to existing pedestrian and cycle routes and encourages people to use public transport where possible;
 - vii. Ensure that it does not undermine the development potential of adjacent sites;
 - viii. Maximise opportunities for mixed uses and the co-location of facilities, particularly in town and district centres in accordance with the design principles set out by Policies KS4 and KS5;
 - ix. Promote and encourage healthy lifestyles and neighbourhoods in line with Policy E1.
 - x. Incorporate safe, secure and convenient provision for cycle storage and refuse and recycling facilities which is integrated within the overall design in line with Policy IN3;
 - xi. Ensure safe and convenient access for all in the public realm, including the elderly, the disabled and less able; and
 - xii. Integrate and design affordable housing in a way that is indistinguishable from market housing.

How the policy works

5.62 The criteria set out under section c of the Policy E6 apply to all types of development including (but not limited to) the following householder and other minor developments and external alterations to existing buildings:

- Extensions
- Garages, car ports, outbuildings, sheds and greenhouses
- Boundary walls, fences or gates
- Porches
- Satellite dishes/radio aerials
- Dormer windows or other alterations to the roof

- Conversions and changes of use
- Shopfronts
- Signage
- Lighting

- 5.63 The Council recognises it is important to ensure that new signs do not result in a cluttered appearance on an individual building or on the wider street scene. Signs must also be of an appropriate size and scale for the building and its surroundings. Security shutters and other features can also create significant visual intrusions in the street scene. It is important that proposals are fit-for-purpose and are fully integrated within the design.
- 5.64 Illumination, particularly in or adjacent to conservation areas, heritage assets and in or adjacent to or visible from Chichester Harbour AONB, can detract from the overall appearance of a building or area. Signage in or close to the AONB should also have regard to the Policy E11 and the Chichester Harbour AONB SPD (July 2017).
- 5.65 In addition to section c, the criteria set out under section d are relevant to developments which include the creation of one dwelling or more and any new commercial floorspace. It is recognised that the criteria in section d are a guide and development will not be expected to fulfil requirements which are not relevant to the scheme in question.
- 5.66 Constructive pre-application advice is a valuable tool in guiding and progressing development proposals, prior to their submission. The Council's procedure for pre-application advice is set out under the planning pre-application advice guidance note which can be found on the Council's web site. For major proposals, developers will also be expected to engage with Councillors, key stakeholders and the public on major proposals through the Council's Development Consultation Forums. Where appropriate, the local planning authority will also consult the Design Review Panel on development proposals.
- 5.67 At pre-application stage, consideration will be given to the site's opportunities and constraints in light of the policies in the Adopted Local Plan; identifying any aspects which may need to be resolved, and relevant material planning considerations and constraints. Advice will be provided on planning obligations and the appropriate documents which would need to be submitted.
- 5.68 The Borough Design Guide Supplementary Planning Document (SPD)²⁷ complements Policy E6 and provides detailed guidance to raise the standard of design across the Borough. The SPD sets out what developers are expected to deliver in terms of the design of new development, and how the distinctive character and qualities of the Borough could be enhanced through development. Designated Conservation Areas within the Borough also have Character Appraisals and Management Plans, which provide detailed information on these areas which should be given regard when proposing development in line with Policy E9 (Heritage).
- 5.69 The Council is supportive of new technologies and construction methods integrated as part of new development, including Passivhaus design principles in line with Policy E8 (Low Carbon Design). The sustainability and resource efficiency will be considered in the overall design and layout of schemes, including ensuring that where appropriate schemes maximise solar gain and minimise the need for energy heating.

²⁷ The Council intends to consult on a revised Design SPD alongside the Pre-Submission HBLP2036.

E9 | Historic Environment and Heritage Assets

- 5.103 This policy would update and replace part of Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) of the Core Strategy and Policy DM20 (Historic Assets) of the Allocations Plan.

Why this policy is needed

- 5.104 The Borough's heritage assets include scheduled ancient monuments, registered parks and gardens and archaeological sites, 14 designated conservation areas as well as buildings listed on the Statutory List of Buildings of Special Architectural or Historic Interest and the Local List of Buildings of Special Architectural or Historic Interest.
- 5.105 The Council recognises that heritage assets are an irreplaceable resource that should be conserved and, where possible, enhanced in a manner appropriate to their significance. The Borough's historic environment contributes to its distinctive character. New development should enhance the Borough's sense of place, not reduce it.

E9 | Historic Environment and Heritage Assets

Development proposals will be permitted which:

- a. Protect, conserve and enhance the historic environment and the contribution it makes to local distinctiveness and sense of place; and
- b. Make sensitive use of historic assets through regeneration and re-use, particularly where redundant or underused buildings are brought into an appropriate use.

Heritage Statements

- c. A proposal that affects or has the potential to affect a heritage asset is required to provide a Heritage Statement that:
 - i. Describes the significance of the asset and its setting, using appropriate expertise and where necessary a site specific survey, at a level of detail proportionate to the significance of the heritage asset and sufficient to understand the potential impact of the proposal; and
 - ii. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy the heritage asset. Any identified necessary mitigation measures should be fully incorporated into the development proposals.

Proposals likely to cause 'substantial harm' to a heritage asset

- d. Development proposals that are likely to cause 'substantial harm' to the significance of heritage assets or their setting will not be permitted unless either:
 - i. They are necessary to achieve substantial public benefit that would outweigh the harm or loss; or
 - ii. All of the following apply:
 - a) The nature of the heritage asset prevents all reasonable uses of the site
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
 - c) Conservation by grant-funding or some form of charitable or public ownership is

- demonstrably not possible
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

Proposals likely to cause 'less than substantial harm' to a heritage asset

- e. Where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Proposals for the removal of part or all of a heritage asset

- f. The removal of part or all of a heritage asset cannot proceed until it can be demonstrated that the approved replacement development will take place.

How the policy works

- 5.106 The term 'heritage assets' embraces all features that contribute to creating the unique sense of place including Listed Buildings, Conservation Areas, Registered Parks & Gardens, Scheduled Ancient Monuments, Locally Listed Buildings, Parks & Gardens of Local Historic Interest and areas of archaeological interest. It will be a key priority for the design of new development to conserve the Borough's heritage assets and where possible enhance them.
- 5.107 The Council has a positive strategy for the conservation and enjoyment of the historic environment in line with the NPPF. The Council will appropriately manage development and determine planning applications that affect the Borough's historic environment through Local Plan policies, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF, in particular paragraphs 126 to 141 and any other material considerations.
- 5.108 The NPPF considers that the more important the heritage asset the greater the weight that should be attached to its conservation, for example the loss or harm to a nationally important site is considered to be wholly exceptional.
- 5.109 Applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential, are expected to be supported by a Heritage Statement. The content of the Heritage Statement will vary depending on the significance of the heritage asset and the impact of development. It should include a consideration of the positive contribution of the development and the loss and harm caused by the development. In such cases it must include an appropriate mitigation of that loss and harm, including: design considerations; recording, where adverse impacts are unavoidable; and the promotion of knowledge such as interpretation and exhibitions. It should contain an appropriate level of information and detail to satisfy the requirements set out in paragraphs 128-141 of the NPPF. This includes consulting the Hampshire Historic Environment Record (HER), as a minimum. There are a number of site allocations that will need to be supported by a Heritage Statement at the planning application stage. This is set out in the development requirements for each site. The Council encourage opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset will be treated favourably.



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LPA REF: APP/18/00535

List of Suggested 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
3. The accommodation hereby permitted shall be occupied solely for purposes incidental to the use of The Railway Inn and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation has insufficient amenity space and parking provision to be occupied separately from the host premises and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rooflight window and first floor window in the newly created stairwell in the south elevation shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
5. The development hereby permitted shall be carried out in accordance with the following approved plans.
Reason: To ensure provision of a satisfactory development