Havant BOROUGH COUNCIL

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To:
Mr S Shamash
Stonewold House
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SN6 6LQ

For: Mr F Shamash

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/54028/011
Site Address: 31 Horndean Road, Emsworth, PO10 7PU
Proposal: Variation of Condition 3 of Planning Permission 90/54028/001 to allow the use of storage workshop for purposes ancillary to the residential use of dwelling house.

Further to your application received on 09 February 2010, which was valid from 10 February 2010, 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 your application, as amended by additional information received on 24 February 2010; and

(ii) The following condition:

Condition:

1 The building hereby permitted shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house (No. 31 Horndean Road) and for no other purpose including any business use and from which it shall not be let, sold separately or severed thereafter.
Reason: In the interests of the amenity of the area and the occupants of the property and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)
UF1	(Strategic Gaps)

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of residential amenity, the effect on the character and appearance of the area, parking implications, highway safety and highway implications. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Mrs J A Batchelor
Head of Development & Technical Services

13 April 2010

Our Ref: 10/54028/011