



Havant
BOROUGH COUNCIL

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Mr McPhillips
The Goddard Partnership Limited
The Old Fire Station
Upper Basingwell Street
BISHOPS WALTHAM
SO32 1PF

For: Mr Winnicott
Winnicott Property Holdings Ltd

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

Application Number: APP/18/00566

Site Address: 15 High Street, Emsworth, PO10 7AF

Proposal: Conversion of 1st and 2nd floors of A2 use building to form 3No. self contained 2 bedroom apartments with ground floor unit with flexible use for A1 & A2 use. Erection of single storey rear extension and associated external works.

Further to your application received on 31 May 2018, which was valid from 08 June 2018, 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:
Location and block plan - DN: 1067/2/001 Rev P2
Proposed GF plan - DN: 1067/2/15 Rev P1
Proposed FF and SF plan - DN: 1067/2/16 Rev P1
Proposed north and east elevations - DN: 1067/2/17 Rev P2
Proposed west and south elevations - DN: 1067/2/18 Rev P1
Proposed site plan - DN: 1067/2/19 Rev P1
Reason: - To ensure provision of a satisfactory development.

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- 3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
 - (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
- Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
- Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No new or replacement extract or plant equipment shall be installed without the prior written approval of the Local Planning Authority. Any such extract or plant equipment shall be subsequently installed and maintained in accordance with the approved details.
- Reason:** In the interests of the amenity of the locality and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Prior to any above ground construction works, large scale (1:20) and section plans (1:50) of all new windows and doors shall be submitted to and approved in writing by the Local Planning authority. All work shall be carried out in accordance with such approval.
- Reason:** To ensure the appearance of the development is of satisfactory quality and having due regard to policies and proposals CS16 and CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted the new bedroom windows in the first floor of the north elevation (as shown on approved drawings 1067/2/17 Rev P2 and 1067/2/16 Rev P1) shall be fitted with sash windows with a fixed bottom sash and limiter to top sash. Those windows shall also be fitted with textured glass to a height of no less than 1.7m above finished floor level, which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent). The windows shall be retained as such thereafter.
- Reason:** To accord with the terms of the application submitted, and 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.

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.
- (1) In accordance with paragraphs 38 to 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
- (2) The applicant is advised of the following advice received from the Council's Building Control team in relation to this application:
 - Compliance with Approved Document H6 (solid waste storage) to be confirmed.
 - Fire Authority Access via communal hall and to each flat to comply with Approved Document B requirements
 - Ground floor under stairs cupboard to be 1hr fire rated with suitable door so as to protect escape route
 - Exit route (door / screen) to refuse & cycle should be fire rated so as to protect GF store exit door as within 1.8m of flat exit
 - Building Regulation application will be required

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

31 July 2018