



**Havant**  
**BOROUGH COUNCIL**

Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

T 023 9247 4174  
F 023 9248 0263

[www.havant.gov.uk](http://www.havant.gov.uk)

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

For: Mr Baker

---

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

---

**Application Number:** APP/18/00138

**Site Address:** Unit 14-15, and 16 The Old Flour Mill, Queen Street, Emsworth, PO10 7BT

**Proposal:** Proposed porch.

Further to your application received on 02 February 2018, which was valid from 19 February 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 external materials used shall be as stated under Section 9 of the application form.  
**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 development hereby permitted shall be carried out in accordance with the following approved plans:

|                                                |                                                            |
|------------------------------------------------|------------------------------------------------------------|
| Drg no. 17139-01                               | Location plan, existing floor, elevations and section plan |
| Drg no. 17139-02 Rev B                         | Proposed floor, elevations and section plan                |
| Drg no. 17139-03 Rev B                         | Culvert sections plan                                      |
| Design and access statement dated January 2018 |                                                            |
| Survey and condition assessment report         |                                                            |

Our Ref: APP/18/00138

**Reason:** - To ensure provision of a satisfactory development.

**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](http://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 186 and 187 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.
- (5) Please be aware that this development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010, as amended, from us, for any proposed works or structures, in, under, over or within 8m of the top of the bank of the River Ems, which is designated a main river. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

26 April 2018