



Havant
BOROUGH COUNCIL

Public Service Plaza
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Mr Mousley
Bob Mousley Architects
Cedar Field
Five acres
Funtington
Chichester
PO18 9LX

For: Mr Packer

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

Application Number: APP/17/01107

Site Address: 16 Bridgefoot Path, Emsworth, PO10 7EA

Proposal: Loft conversion to include front and rear dormers.

Further to your application received on 13 October 2017 (which was valid from 18 October 2017) 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 Notwithstanding any details and / or samples originally provided, no development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all roofing materials and external facing (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. EP01-0, 1, 2/EE01-1, 2, 3 Existing floor and elevations plan

Drg no. PP01-0, 1, 2/PE01-1, 2, 3S Proposed floor and elevations plan

Drg no. PE01-2, 2R, 3, 4 Proposed elevations plan

Design and access statement

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.
- (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:
 - Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

11 December 2017

