Havant BOROUGH COUNCIL

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To:
Mr Charlton
CSJ Brooke Smith Ltd
The Cloisters
12 George Road
Edgbaston
Birmingham
B15 1NP

For: Ancient Order of Foresters Friendly Society

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00092
Site Address: 15-17 North Street, Emsworth, PO10 7BY
Proposal: Change of use of first floor office accommodation to 3No. residential apartments.

Further to your application received on 22 April 2010, which was valid from 29 April 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 plans received on 14 June 2010; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this Planning Permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The apartments hereby permitted shall not be brought into use until the three vehicle parking spaces have been provided within the site, as shown on the approved Plan No. 05. Rev A; the spaces shall be surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for residential parking by occupiers of the three apartments hereby approved.
Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

3 Notwithstanding the submitted plans construction of the bike and bin stores shall not commence until a specification of the types and colours of all external roofing and external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in the construction of the bike and bin stores. The proposed flats shall not be occupied until the bike and bin stores have been provided in accordance with the approved details, and shall thereafter be maintained in good condition.
Reason: In the interests of the amenities of the locality and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011.

4 The apartments hereby permitted shall not be brought into use until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority and implemented. There shall be no external lighting on the site other than as thereby approved.
Reason: In the interests of the amenities of the future occupants and to safeguard the amenities of the locality 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)
EMP6	(Protection of Land and Premises in Employment Use)
EMP7	(Conversion and Change of Use)
H5	(Density of Housing Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
PC1	(Control of Potentially Polluting Uses)

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 the loss of employment floor space, the effect on the character of the area, the effect on neighbouring properties, parking and servicing. 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 Planning and Development service at the Civic Offices or by telephoning 023 9244 6015.

(4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 15 June 2010 which requires a contribution of £2486 to the county Transport Strategy.

Mrs J A Batchelor
Head of Development & Technical Services

24 June 2010