Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr M Critchley
Martin Critchley Consultants Ltd
7 North Street
Havant
Hants
PO9 1PW

For: Mr J Norris

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00023
Site Address: 5 North Street, Havant, PO9 1PW
Proposal: Demolition of outbuildings to rear and first floor roof structure. Ground floor single storey extension to provide stair access, construct first and second floors top create 4no. 1 bed flats with alteration to shop front. (Revised application.)

Further to your application received on 08 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 and documents received on 19 May 2010, and as supplemented by additional plans received on 19 May 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 Construction of the buildings hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, together with fascia materials and finishes and rainwater goods, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

3 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality and having due regard to saved Policies D1, L7 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety 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, Planning Policy Statement 25 and Planning Policy Guidance 13.

5 Notwithstanding the submitted details no development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the use of the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: 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, and Planning Policy Statement 1.

6 Notwithstanding the submitted plans and details, the development hereby permitted shall not commence until 1:20 scale drawings and sections showing the design and external appearance of the shop front including fascia and security shutters to the recessed doorway have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented prior to the residential occupation of the first and second floors hereby approved, and maintained in accordance with the approved details.
Reason: In the interests of the character and appearance of the Conservation Area, and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

7 No development shall be commenced on site until the existing outbuildings to the rear of the premises shown to be demolished on drawing number 0801-303c have been demolished and all resultant materials removed from the site unless otherwise approved in writing by the Local Planning Authority.
Reason: To accord with the terms of the application and in the interests of amenity having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 5.

8 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

9 No development hereby permitted shall commence unless and until detailed plans at a scale of 1:20 including sections of the proposed windows and doors have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall thereafter be installed and maintained in accordance with the approved details unless otherwise agreed in writing by the Local planning Authority.
Reason: In the interests of the character and appearance of the Conservation Area and having due regard to saved Policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 5.

10 The residential occupation of the development hereby permitted shall not commence unless and until a scheme of lighting for the access route to the flats has been submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be provided and maintained in accordance with the approved scheme.
Reason: To ensure that adequate safety and security is maintained for occupants and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

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)
H5	(Density of Housing Development)
H6	(Range of House Types and Sizes)
HE1	(Development in Conservation Areas)
IMP1	(Financial Contributions)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
T10	(Contributions to Off Site Highway Improvements)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T6	(Public Transport, Cycling and Walking New Development)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC1	(Hierarchy of Centres)
TC14	(Shopfronts)
TC15	(Security Shutters)
UA1	(Concentration of Development within the Urban Areas)

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 effect on the neighbouring properties, the effect on residential amenity, the effect on the character and appearance of the Conservation Area, highway implications, crime and disorder issues and contributions. 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) The applicant is advised of the contents of the Letter from Hampshire Constabulary dated 7th May 2010 in relation to crime and disorder issues (copy attached).

(5) This permission was granted subject to a planning obligation by undertaking made under Section 106 of the Town & Country Planning Act 1990 dated 24 June 2010 which secured a transport contribution of £7,920.00 to Hampshire County Council.



Mrs J A Batchelor
Head of Development & Technical Services

01 July 2010

Our Ref: APP/10/00023