



**Havant**  
**BOROUGH COUNCIL**

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Mr Sage  
Tim Sage Chartered Architect Ltd  
12 Sussex Place  
Southsea PO5 3EZ

For: Dr Otty

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

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**Application Number:** APP/16/00490

**Site Address:** 20 and 22 Queen Street, Emsworth, PO10 7BL

**Proposal:** Single storey rear extension at 20 Queen Street following demolition of single storey dwelling at 22 Queen Street.

Further to your application received on 09 May 2016, 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 works must be begun not later than the expiration of three years beginning with the date of this consent.  
**Reason:** To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (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.
- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-  
  
1:20 and 1:50 elevations and floor plan; including the method of fixing, the materials used, method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.

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**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.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the guttering and downpipes have been submitted to, and approved in writing by the local planning authority. All rainwater goods shall be of cast iron or die cast aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority. The details to comprise:-

1:20 and 1:50 elevations; including the method of fixing. The works shall be carried out in full accordance with such approval and be retained thereafter.

**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.

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

|                                                           |                                                   |
|-----------------------------------------------------------|---------------------------------------------------|
| Drg No. 2306 01                                           | Location plan                                     |
| Drg No. 2306 02 A                                         | Existing and proposed floor and roof plans        |
| Drg No. 2306 03 A                                         | Existing and proposed elevations and section plan |
| Drg No. 2306 04                                           | Existing block plan                               |
| Drg No. 2306 05                                           | Proposed block plan                               |
| Drg No. 2306 06                                           | Proposed block plan                               |
| Photo Record dated April 2016                             |                                                   |
| Heritage and Design and Access Statement dated April 2016 |                                                   |

**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

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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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

**Andrew Biltcliffe**

Andrew Biltcliffe  
Head of Planning

01 July 2016