Havant
BOROUGH COUNCIL

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To:
Mr T Davies
Helyer Design
1 The Old Flour Mill
Queen Street
Emsworth Hants
PO10 7BT

For: Mr M Lawrence

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00570
Site Address: 20 South Street, Emsworth, PO10 7EH
Proposal: Single storey extension incorporating 2No. rooflights.

Further to your application received on 27 August 2010, which was valid from 14 October 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; 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 There shall be no raising of ground level in the implementation of the development hereby approved and the cill height of the side facing doors in the southern elevation shall not exceed 150mm above existing ground level.
Reason: To safeguard neighbouring amenities which may be affected by any changes in levels and having regard to saved policy D1 of the Havant Borough District Wide Local plan 1996 - 2011, which forms part of the Havant 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)
HE1	(Development in Conservation Areas)
HE7	(Extensions and Alterations to Listed Buildings)

National Policies

PPS 5	(Planning for the Historic Environment)

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 appropriateness of the design, the effect on the character and appearance of the existing Listed Building and the Conservation Area, and the effect on the neighbouring properties. 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 reminded that the works hereby approved are subject of Listed Building Consent No. APP/10/00762 dated 9 December 2010 and all conditions thereby.

Julia Potter
Executive Head of Planning and Built Environment

09 December 2010

Our Ref: APP/10/00570