



**Havant**  
**BOROUGH COUNCIL**

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Mr Critchley  
Martin Critchley, Architect  
The Old Brewery  
15E South Street  
Havant  
PO9 1BU

For: Mr & Mrs Morgan

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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/15/01231

**Site Address:** 55 Langstone Road, Havant, PO9 1RB

**Proposal:** Two-storey rear extension and new dormered roof to facilitate loft conversion.

Further to your application received on 29 October 2015, which was valid from 28 October 2015, 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable. It is noted that the doors and windows are proposed to be built in UPVC which differ from the original materials of painted wood however it is considered that this change is acceptable.  
**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The dormer window(s) at second floor level in the north and south facing elevations of the building shall:-  
(i) be fixed shut below 1.7m from finished floor level or fitted and maintained with restricted openings details of which to be submitted to and approved in writing by the Local Planning Authority.  
(ii) at all times be and remain glazed entirely with obscure glass to a minimum height of 1.7m from finished floor level, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The side boundary wall with No.53 Langstone Road shall remain in situ following the demolition of the store building annotated to be demolished on drawing No. 1550-301 E unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To ensure that a suitable boundary treatment is maintained in the interests of the amenities of neighbouring residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Location and Block Plan: Drawing No 1550-201 O  
Revised Proposed North, West, East and South Elevations: Drawing No 1550-403 A. Date Received: 09/12/2015  
Revised Existing North, West, East and South Elevations: Drawing No 1550-401 A. Date Received: 09/12/2015  
Revised Proposed Second Floor and Roof Plan: Drawing No 1550-302 F. Date Received: 09/12/2015  
Proposed Ground and First Floor Plan: Drawing No 1550-301E  
Revised Survey Ground and First Floor Plan: Drawing No 1550-101 A. Date Received: 09/12/2015  
**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.

- (1) 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  
Executive Planning Service Manager

21 December 2015