



Havant
BOROUGH COUNCIL

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Mrs Fallon
Helyer Davies Architects
1 The Old Flour Mill Queen Street
Emsworth
PO10 7BT

For: Mr Newson

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

Application Number: APP/15/01434

Site Address: 1 The Fishermans, Emsworth, PO10 7BS

Proposal: Loft conversion and rear extension.

Further to your application received on 24 December 2015, which was valid from 08 January 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations, Ground and First Floor Plan and Site Plan: Drawing No 15111-01

Proposed Elevations, Ground and First Floor Plan and Site Plan: Drawing No 15111-02 Rev D

Tree Report dated Jan 2016

Design and Access Statement Nov 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable (excluding the roof of the single storey rear extension which will be constructed using a Zinc material).

Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 Prior to any works taking place to the dwelling house a detailed scheme and specification for the planting of a native tree to the front of the site shall be submitted to an approved in writing by the Local Planning Authority; such specification shall include details of timing of the planting, the species, the location for planting and size of such planting. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development will result in the removal of the Kiwi Tree to the rear of the dwelling which would detract from the visual amenities of the area. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The proposed second floor rear 'inverted dormer' shown on drawing No 15111-02 Rev D shall be a Juliet style balcony only with no access onto the roof area for an external balcony formed by the feature.
Reason: In the interests of the residential amenities of the adjoining residents and to accord with the terms of the application having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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.
- (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 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,
 - Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

04 March 2016