



Havant
BOROUGH COUNCIL

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Mr Farrer
MF Designs Ltd
52 King Street
Emsworth
PO10 7AZ

For: Mr Maddock

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/14/00535

Site Address: 14 Queen Street, Emsworth, PO10 7BL

Proposal: Change of use from shop (class A1) to 3 bedroom domestic dwelling (class C3) with single storey rear extension, removal of existing outbuildings and new rooflights to rear elevation roof and removal of Fig tree, within Conservation Area of Emsworth.

Further to your application received on 19 May 2014, which was valid from 28 May 2014, 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 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 building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 22 May 2014
Location Plan, Block Plan and Proposed Sections Drg No: P_11 received 22 May 2014
Existing Elevations and Floor Plans Drg No: 100 received 22 May 2014
Proposed Elevations and Floor Plans P_10 received 22 May 2014

Our Ref: APP/14/00535

Reason: - To ensure provision of a satisfactory development.

- 4 The existing wall forming part of the shared boundary with the listed building to the west of the site shall be retained with only the top section modified as shown on the permitted plans. Before any work is undertaken in pursuance of this permission to demolish the existing outbuilding the applicant shall take such steps to carry out such works, as shall during the progress of the works hereby permitted, to secure the safety and stability of the wall which is to be retained. Such steps and works shall where necessary include measures to strengthen the wall.

Reason: In the interests of the preservation of that part of the building which is to be retained and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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/pes.
- (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:

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



Mr Chris Murray
Service Manager (Planning Development)

23 July 2014