



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr J Groom
John Groom Chartered Architect
32A High Street
Emsworth
PO107AW

For: Mr and Mrs S Wright

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

Application Number: APP/14/00426

Site Address: Rear of 57A High Street, Emsworth, PO10 7AN

Proposal: Conversion of first floor store to rear of property to a one bedroom flat incorporating access through ground floor lobby and replacement of flat roof area with pitched roof, replacement rooflights and one new window and use of part ground floor as integral garage.

Further to your application received on 17 April 2014, which was valid from 09 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, access and heritage statement received on 17/4/14

Site Plan - P1

Block Plan - P2

Existing GF Plan - 14/276/6

Proposed FF Plan - 14/276/7

Plans, elevations and roof plans - 14/276/1

Proposed elevations and sections - 14/276/2

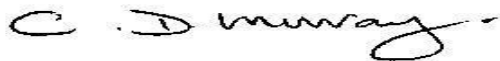
Proposed first floor plan - 14/276/3

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/14/00426

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/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:
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised to contact the Council's Building Control Department to discuss the requirement for the means of escape from the newly inserted window.



Mr Chris Murray
Service Manager (Planning Development)

03 July 2014