Havant BOROUGH COUNCIL

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Mrs Sutton
Neame Sutton Ltd
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For: Ms Snowden

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

Application Number: APP/12/00193
Site Address: 3-4 The Mews, Langstone High Street, Havant, PO9 1SL
Proposal: Construction of new single storey extension to rear to provide boat shed/ workshop. (Revised Application.)

Further to your application received on 16 February 2012, 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 extension hereby permitted shall not commence until samples and details of all external facing and roofing materials, the latter of which shall comprise hand made clay tiles, 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 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

3 Prior to the commencement of work, a Method Statement setting out the precautions to be undertaken to protect the historic boundary wall throughout the process of dismantling the present structures and construction of the permitted replacement, shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall be compiled by a party with acknowledged expertise in the conservation and repair of historic buildings and structures. All work shall be carried out in full accordance with the approved Method Statement.
Reason: To ensure the retention of the boundary wall and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no ducts or flues shall be erected to the extension hereby permitted without the prior written approval of the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

5 The extension hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and The National Planning Policy Framework, March 2012.

6 The development hereby permitted shall be carried out in accordance with the following approved plans:

General Arrangement 11/43/01 Rev E
Forum Heritage Services Heritage Statement dated 04.05.12
Section X-X 11/43/BR02
Existing Elevations 11/43/03
Parking Arrangements 11/43/02
Block Plan 11/43/B01 Rev A
Location Plan 11/43/L01
Design, Access and Heritage Statement dated January 2012
Planning Supporting Statement dated February 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM10	Pollution

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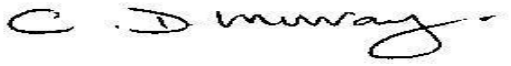
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect of the amended scheme on the character and appearance of the area and the effect on the existing property. 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.



Mr Chris Murray
Service Manager (Planning Development)

02 August 2012

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