



Havant
BOROUGH COUNCIL

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

For: Mr Farrer

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

Application Number: APP/13/00293

Site Address: 52 King Street, Emsworth, PO10 7AZ

Proposal: First floor front extension, single storey side extension and revised elevation treatments.

Further to your application received on 25 March 2013, which was valid from 26 March 2013, 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.
- 3 The development shall not be brought into use until a minimum of three parking spaces (including the internal garage) have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in complete accordance with the following approved plans:
Design and Access statement - received on 26/3/13
Flood Risk Assessment - received on 26/3/13
Location, block and typical section - DN: P03
Existing floor plans - DN: 100
Proposed floor plans - DN: P01
Existing elevations - DN: 101
Proposed elevations - DN: P02
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/13/00293

Other Important Information:

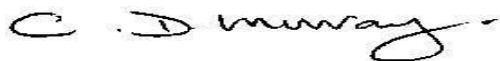
In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development

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 appropriateness of the design, the effect on the streetscene and the Conservation Area, the effect on neighbouring properties and parking provision. 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 The Plaza or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

21 May 2013