



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchely Architect
7 North Street
Havant
PO9 1PW

For: Mr & Mrs Dawes

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

Application Number: APP/12/01037

Site Address: 44 North Street, Havant, PO9 1PT

Proposal: Construction of new external staircase and creation of pedestrian access from Waterloo Road to allow existing first floor flat to become self-contained.

Further to your application received on 05 October 2012, which was valid from 19 October 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 The external staircase hereby approved shall be used for the purposes of access and egress only and shall not be used for any other purpose, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Photographs of rear elevation of existing building dated 5th October 2012
Location Plan Drawing no. 202
Block Plan Drawing no. 201
Existing floor plans Drawing no. 1257-101
Proposed floor plans Drawing no. 1257-301A
Existing elevations Drawing no. 1257-4010
Proposed elevations Drawing no. 1257-402A
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/12/01037

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

CS16 High Quality Design

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 and the effect on residential amenity. 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.
- (4) 'A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, anglo St james House, 39a Southgate Street, Winchester SO23 9EH (Tel 01962 858688) or www.southernwater.co.uk'.



Mr Chris Murray
Service Manager (Planning Development)

14 December 2012