Havant BOROUGH COUNCIL

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Mr M Singleton
14 Brightside
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For: Mr S Hitchman

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

Application Number: APP/11/01404
Site Address: 25 King Street, Emsworth, PO10 7AX
Proposal: Demolition of existing rear lean-to structures and outbuildings. Construction of part single storey/part two storey pitched roof rear extension.

Further to your application received on 05 September 2011, which was valid from 14 September 2011, 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 regards 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 a specification of the types and colours of all external roofing and external facing materials, to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. The submitted finished shall include for a pale render on the north elevation. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block plan
Floor plans Job No 05/11(01) received 7 November 2011
Elevations Job No 05/11(02) received 7 November 2011
Section sheet 2 Job No 05/11 received 7 November 2011
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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

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

National Policies

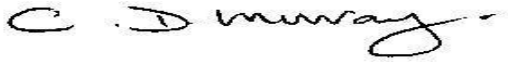
PPS 1	(Delivering Sustainable Development)
PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies, 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 on the neighbouring properties and visual impact. 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)

16 November 2011

Our Ref: APP/11/01404