Havant BOROUGH COUNCIL

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Mr P Anderson
Axis Architecture
The Old Post Office
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Wickham
PO17 5JA

For: Mr I Deans

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

Application Number: APP/12/00117
Site Address: Pfizer, 32 New Lane, Havant, PO9 2NG
Proposal: Installation of 9No. windows at second floor level, south and east elevations.

Further to your application received on 01 February 2012, which was valid from 08 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 Prior to the first use of the refurbished second floor offices a screen shall be erected on the flat roof to the east of the east facing windows of a design and in a position to be submitted to and approved in writing by the Local Planning Authority. The approved screen shall be erected prior to the first use of the offices and thereafter maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
Reason: To avoid overlooking to nearby residential properties in the interests of residential amenities and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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

Design and Access Statement dated Jan 2012
Location Plan Drawing No. 11-77-PL04
Existing Floor and Location Plan Drawing No. 11-77-PL01
Proposed Floor Plans and Section Drawing No. 11-77-PL02
Proposed South and East Elevations Drawing Number 11-77-PL03

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 Core Strategy 2011

CS16 High Quality Design
CS2 Employment

The National Planning Policy Framework, March 2012

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 on neighbouring properties and the effect on the character and appearance of the area. 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.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

04 April 2012

Our Ref: APP/12/00117