Havant BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr T Davies
Helyer Design
1 The Old Flour Mill
Queen Street
Emsworth
PO10 7BT

For: Mr M Lawrence

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00571
Site Address: 20 South Street, Emsworth, PO10 7EH
Proposal: Revise existing outbuilding to create new access to the north of the site.

Further to your application received on 27 August 2010 which was valid from 05 October 2010 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 your application.

(ii) The following conditions:

Conditions:

1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The outbuilding the subject of this permission shall be used solely for purposes incidental to the enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: In order to avoid the creation of separate accommodation which would give rise to additional activity and disturbance which may affect neighbouring amenities and the character of the area and increased parking requirements which may not be met on-site, and having due regard to policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 3 & 5.

3 The works hereby approved shall be carried out in accordance with the Tree Protection measures in Section 5 and the Recommendations in Section 6 of the Arboricultural Impact Assessment by Arbortech Consultancy dated October 2010 which was submitted with the current application.

Reason: To ensure trees are not adversely affected by the construction of the development and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Local Borough Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
HE1	(Development in Conservation Areas)
HE7	(Extensions and Alterations to Listed Buildings)
L6	(Conservation and Protection of Existing Natural Features)
T9	(Provision of Vehicle Parking and Turning Facilities)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 5	(Planning for the Historic Environment)

The Council considers, having regard to the objectives of these policies and proposals, 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 character and appearance of the existing Listed Building, the effect on the Conservation Area, residential amenity and the effect on nearby trees. 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.

Julia Potter
Executive Head of Planning and Built Environment

30 November 2010

Our Ref: APP/10/00571