Havant
BOROUGH COUNCIL

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For: Mr Plumb

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

Application Number: APP/11/01337
Site Address: 14 Westbourne Avenue, Emsworth, PO10 7QU
Proposal: The erection of 2no. pitched roof dormer windows to the front roof elevation and the erection of 1no. flat roof dormer windows to the rear roof elevation, incorporating a Juliet balcony.

Further to your application received on 08 August 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 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 materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms 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:

- Application form received on 8/8/11
- P1 - site plan
- P2 - block plan
- P3 - existing elevations

- P4 - proposed elevations
- P5 - existing floor plans
- P6 - proposed floor plans

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
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

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 appropriateness of the design, the effect on the streetscene and the effect on the neighbouring properties. 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) In accordance with Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended in 2008, any upper floor windows inserted into a wall or roof slope forming a side elevation of the dwelling house shall be -

i. obscure glazed, and

ii. non-opening unless parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Please be advised that this would apply to the two windows shown at first floor level in the side elevation as shown on Drawing No. P4.

Mr Chris Murray
Service Manager (Planning Development)

03 October 2011