Havant
BOROUGH COUNCIL

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To:
Miss Palmer
PWP Architects Ltd
61 South Street
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PO9 1BZ

For: Mr Bennett

**THE TOWN AND COUNTRY PLANNING ACT 1990**
**Grant of Planning Permission**

**Application Number:** APP/10/00320
**Site Address:** 72 Havant Road, Emsworth, PO10 7LQ
**Proposal: Three storey extension to provide improved laundry room and improved staircase and 3No. additonal bedrooms.**

Further to your application received on 24 June 2010 which was valid from 01 July 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, as amended by plans received on 16 July 2010.

(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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

3 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
**Reason:** To protect the amenity of adjoining residents and having due regard to policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23.

4 The proposed works must be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Ecourban Consulting, received by the Planning Authority on 24 June 2010.
**Reason:** To ensure the trees are not adversely affected by the construction of the development and having regard to saved policies D1 and L6 of the Havant Borough District Wide Local Plan 1996- 2011 which forms part of the Havant Borough Local 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

| | |
|---|---|
| CS3 | (Rest and Nursing Homes) |
| D1 | (High Quality Design) |
| L6 | (Conservation and Protection of Existing Natural Features) |
| L7 | (New Landscape Works) |
| T9 | (Provision of Vehicle Parking and Turning Facilities) |

National Policies

| | |
|---|---|
| PPG13 | (Transport) |
| PPS 1 | (Delivering Sustainable Development) |
| PPS23 | (Planning and Pollution Control) |

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 appropriateness of the design, the effect on the streetscene, residential amenity, effect on trees and parking implications. 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.

Mrs J A Batchelor
Head of Development & Technical Services
25 August 2010

Our Ref: APP/10/00320