Havant
BOROUGH COUNCIL

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To:
Mr A Young
The Harrison Young Partnership
12 West Street
Emsworth
Hants
PO10 7DY

For: Mr S Maddock

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

Application Number: APP/11/01124
Site Address: 4A-6A High Street, Emsworth, PO10 7AW
Proposal: Change of use of first floor from B1 (office use) to C3 (3 bed flat).

Further to your application received on 09 June 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 in connection with 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 for the proposed replacement sash window in the rear elevation shall comprise painted timber and the design shall be in strict accordance with the details shown on drawing number 1169/2/04.
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 approved shall not be occupied until cycle and bin storage facilities have been provided in accordance with the details shown on drawing number 1169/2/03.
Reason: In the interests of residential amenities and the amenities of the area and having due regard to policy CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

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

Site and location plan drawing no1169/3/05
Elevations as existing drawing no1169/2/02
Plans as exisitng drawing no 1169/2/01
Elevations as proposed drawing no 1169/2/04
Plans as proposed drawing no 1169/2/03

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 District Wide Local Plan 1996-2011
TC1 (Hierarchy of Centres)

Havant Borough Core Strategy 2011
CS16 High Quality Design
CS2 Employment
CS4 Town, District and Local Centres
DM13 Car and Cycle Parking on Residential Development
DM3 Protection of Existing Employment and Tourism Sites

National Policies
PPG 5 (Simplified Planning Zones)

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 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.

(4) The Environmental Health Officer recommends reconsideration of the layout of the shared entrance and stairway on the ground floor to provide separate the store room and entrance stairs.

Julia Potter
Executive Head of Planning and Built Environment

23 September 2011