Havant BOROUGH COUNCIL

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Mr G Nicolls
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For: Collina Ltd

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

**Application Number:** APP/11/01282
**Site Address:** 30 High Street, Emsworth, PO10 7AR
**Proposal: Change of use of upper two floors to 2No. 2 bed flats and single storey rear ground floor office extension.**

Further to your application received on 26 July 2011 which was valid from 09 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 your application.

(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 existing one parking space and two cycle spaces must be made retained at all times and kept available for such purposes.
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Application form received on 26/7/11
- Heritage, Design and Access Statement received on 26/7/11
- DN 021210/TP.10 Rev A - proposed west elevation
- DN 021210/TP. 11 Rev B - proposed rear elevation
- DN 021210/TP.01 - proposed ground floor plan
- DN 021210/TP.02 - proposed first floor plan
- DN 021210/TP.03 - Proposed second floor plan and roof plan

- DN 021210/TP.04 - Site plan
- DN 021210/TP.09 - proposed front elevation

**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

| | |
|---|---|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design |
| CS17 | Concentration and Distribution of Development within the Urban Areas |
| CS9 | Housing |
| DM13 | Car and Cycle Parking on Residential Development |

National Policies

| | |
|---|---|
| PPG13 | (Transport) |
| 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 principle change of use, the effect on the character of the area and Conservation Area, the effect on the Listed Building 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) The applicant should be advised that if they intend for construction related deliveries to be made to and from the site from the rear of the site, an arrangement may be required with the owners of any such land required for access.

(5) The applicant is advised that Planning Permission APP/11/01323 for listed building consent to demolish lean-to roof above boiler room to rear at first floor level, part of external stair case and internal alterations, contains a number of conditions requiring the submission of further details prior to the commencement of any development.

Mr Chris Murray
Service Manager (Planning Development)

11 October 2011