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 S Adams
Arc Design Ltd
51-55 Fowler Road
Hainault
Essex
IG6 3XE

For: J Sharpe

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00568
Site Address: 27 Emsworth Road, Havant, PO9 2SN
Proposal: New external fire escape staircase on west elevation with fire exit door and 2.7m high gate.

Further to your application received on 31 August 2010 which was valid from 29 September 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 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 Prior to the commencement of the development hereby approved the following details shall be submitted to and approved in writing by the Local Planning Authority:
a) Detailed design of the railings, posts and handrail, including cross-sections,
b) Colours and finishes to be used, and
c) The location, design, intensity and period of illumination for any external lighting
The development shall only be carried out and any lighting shall only operate in accordance with the details approved under this condition.
Reason: To ensure that the detailed design of the fire escape is sympathetic to the design and character of the existing building and to control the extent of its visual impact, including any associated lighting, having regard to saved policies D1 and PC4 of the Havant Borough District Wide Local Plan 1996 - 2011, which forms part of the Council's 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
- D1 (High Quality Design)
- PC4 (Light Pollution)

National Policies
- PPS 1 (Delivering Sustainable Development)

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 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.

Julia Potter
Executive Head of Planning and Built Environment

24 November 2010