Havant BOROUGH COUNCIL

Civic Offices
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To:
Mr M Helyer
Helyer Design
The Old Flour Mill
1 Queen Street
Emsworth Hants
PO10 7BT

For: Mrs Harris-Burland

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00052
Site Address: 18 Queen Street, Emsworth, PO10 7BL
Proposal: Single storey rear extension, porch to side and replacement of 6No. windows.

Further to your application received on 15 April 2010, which was valid from 05 May 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 11 June 2010; 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 Notwithstanding any information contained in the current application, the roof of the single storey area of the building as extended shall not be used as a balcony nor shall any obscure screen be installed on the roof of the single storey area.
Reason: In order to safeguard the amenities of neighbouring residents and because the amended plan 1051/001c has in error retained the annotation relating to the erection of an obscure screen to the roof of the single storey extension; and to accord with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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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)
HE1	(Development in Conservation Areas)
HE7	(Extensions and Alterations to Listed Buildings)

National Policies

PPS 5	(Planning for the Historic Environment)

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 neighbouring properties and the effect on the Listed Building and Conservation Area. 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) This notice refers only to the grant of Planning Permission. A separate grant of Listed Building Consent No. APP/10/00062 should also be referred to and the works must adhere to the conditions of both this notice of Planning Permission and the notice of Listed Building Consent.

Mrs J A Batchelor
Head of Development & Technical Services

14 July 2010

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