Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

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

For: Mr Carniegie

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

Application Number: APP/10/00888
Site Address: 12-13A Bridgefoot Path, Emsworth, PO10 7EA
Proposal: Convert existing 4No. 2 bed flats into 2No. 3 bed houses.

Further to your application received on 15 November 2010, which was valid from 16 November 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, 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 development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (included with the submitted Design and Access Statement) and the following mitigation measures detailed within the FRA:
- The flood-proofing measures described in Section 7 of the FRA shall be incorporated into the proposed development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the impact of flooding on the proposed development and future occupants and to comply with Planning Policy Statement 25.

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)
H7	(Loss of Dwellings)
HE1	(Development in Conservation Areas)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)
PPS 5	(Planning for the Historic Environment)
PPS25	(Development and Flood Risk)

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 loss of dwellings and the effect on the residential amenity 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.

Julia Potter
Executive Head of Planning and Built Environment

11 February 2011

Our Ref: APP/10/00888