Havant
BOROUGH COUNCIL

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To:
Mr M Wood
Watkins Wood Surveyors
37 North Street
Emsworth
Hants
PO10 7DA

For: Ms F Jurycramp

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

Application Number: APP/10/00960
Site Address: 44 South Street, Emsworth, PO10 7EH
Proposal: Amendments to Planning Permission 08/73298/002 and 09/73298/004 to balcony to prevent access to flat roof area and retention of decking to roof area for aesthetic purposes. (Retrospective application.)

Further to your application received on 29 November 2010, which was valid from 03 December 2010, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 gate forming part of the existing balcony enclosure shall be removed and replaced with fixed glazed panels in accordance with the submitted plans and details, within 3 months of the date of this permission and the fixed glazed panels shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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2 The area of deck beyond the balcony and described as "timber deck extended over existing flat roof for aesthetic purposes only - no access" as indicated on plan PL001 dated Oct 2010, shall not at any time be used for the purposes of a balcony and at no time shall railings, enclosures or other fixtures either of a permanent or temporary nature be installed or placed on this area without the prior written consent of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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)

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 effect on the neighbouring properties and the effect on the Conservation Area and visual amenities. 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.gvo.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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

28 January 2011

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