Havant
BOROUGH COUNCIL

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

For: Mr G Willie

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 10/74285/000
Site Address: 84 North Street, Emsworth, PO10 7PN
Proposal: Conversion of 3 bed house to 2No. 2 bed flats. Including new rear dormer window, front and rear rooflights and relocation of existing windows to rear.

Further to your application received on 08 February 2010, which was valid from 10 February 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 Neither of the flats hereby permitted shall be occupied until details of the provision for 1 long stay and 1 short stay cycle space per flat have been submitted to and agreed in writing by the Local Planning Authorty.
Reason: To ensure proper provision is made for cycle parking and having due regard to saved Policy T6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

3 The external materials to be used in the construction of the dormer window shall match in type, colour and texture of those on the existing building.
Reason: In the interests of the amenities of the area 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.

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)
IMP1	(Financial Contributions)
T10	(Contributions to Off Site Highway Improvements)
T6	(Public Transport, Cycling and Walking New Development)
T9	(Provision of Vehicle Parking and Turning Facilities)

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 character and appearance of the area, the effect on the neighbouring properties, highways, parking issues and financial contributions. 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 permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 1 April 2010 which requires a payment of £215 towards the Hampshire County Council Transport Policy.

(5) Please be advised that if any alterations to the development hereby approved are required as a result of building regulation requirements, please contact the Planning Office to ascertain as to whether any further planning permissions are required.

Mrs J A Batchelor
Head of Development & Technical Services

07 April 2010

Our Ref: 10/74285/000