

Mr. Barker
Lewis Barker & Associates
20 Church Street
Twickenham
TW1 3NJ

Our Ref: APP/22/00894
Direct Line: (023) 07525 234317
Ask For: Ms Josephine Lacey
Email: planning.development@havant.gov.uk
17 October 2023

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00894

Site Address: 42C Bridgefoot Path, Emsworth, PO10 7EB

Description: Single storey rear extension with roof terrace and rear glass balustrade with relocation of rear external staircase; partial infill of existing ground floor covered car port; installation of two new windows to flank wall at first and second floor levels; installation of solar panels to front and rear pitched roofs; installation of external insulation to walls with composite cladding to upper two storeys and rendering to front side and rear ground floor (Approved 23.12.22). Request to discharge condition 3 (recd 28.12.22). Request to discharge condition 4 (recd 26/04/2023).

This decision relates to your request to discharge condition 4 which was valid from 26 April 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/22/00894.

The condition in respect of which information has been submitted are:

Condition 4:

Notwithstanding any description of materials in the application, no above ground construction works shall take place until plans and particulars specifying the alignment, design, height, materials, and type of screening on the southern elevation of the hereby approved enlarged balcony / raised terrace – with the screening to be a minimum height of 1.8 metres as measured from the floor level of the enlarged balcony / raised terrace – have been submitted to, and approved in writing by, the Local Planning Authority. If obscure glazed panels are installed on the southern elevation of the enlarged balcony / raised terrace, then the glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. Only the screening so approved shall be used, in accordance with any terms of such approval, and shall, thereafter, be retained in a wholly sound and effective condition.

Reason: To ensure the appearance of the development is satisfactory to the character and appearance of the Emsworth Conservation Area, and to safeguard the amenities of the occupiers of neighbouring properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Elevation drawing showing location of balustrades 2306-P02B

Illustrative details showing the type of screening 2306-SK1

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 17 October 2023