

## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

60

Suffix

Property Name

West View

Address Line 1

Bath Road

Address Line 2

Address Line 3

Hampshire

Town/city

Emsworth

Postcode

PO10 7ES

Description of site location must be completed if postcode is not known:

Easting (x)

474763

Northing (y)

105343

Description

Applicant Details

Name/Company

Title

First name

Ben

Surname

Oakley

Company Name

Address

Address line 1

6 Wakes Cottages

Address line 2

High St

Address line 3

Town/City

Selborne

County

Country

United Kingdom

Postcode

GU34 3JL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use from nursery (Use Class E) to dwelling (Use Class C3) with single storey rear extension and timber decking to rear. Raising of ridge height of existing single storey rear extension also incorporating internal alterations and insertion and amendments of existing windows. Proposed fencing, external flue and air source heat pump. Solar photovoltaic panels to south facing main roof pitch

Reference number

APP/22/00854

Date of decision (date must be pre-application submission)

22/12/2022

**Please state the condition number(s) to which this application relates**

Condition number(s)

6

Condition 6:

No development shall take place until an Arboricultural Method Statement detailing how the hereby approved rear extension and application of timber decking proceed without causing harm to the adjacent tree(s) has been submitted to and approved in writing by the Local Planning Authority. This shall include measures to protect the tree(s) during the construction process. All agreed measures shall thereafter be strictly adhered to.

Has the development already started?

☐ Yes

☒ No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Confirmation that the tree protection barriers (Type: AMS Appendix i, TPF 2 or 3) and existing patio slabs are retained for ground protection to comply with the AMS using the CEZ plan in the Appendix of AMS.

We have spoken to Mark Welby and talked through the process described in AMS.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Outline of possible aspects related to 1) Character of Area, Conservation Area & AONB 2) Impact on neighbouring amenity 3) Flood risk with the following overall assessment: 'Overall, I am of the opinion that the proposed alterations and addition of flue are largely acceptable in principle, subject to detailed consideration of the colour of the flue, extent of glazed roof, and impact on neighbour amenity from making a future site visit.'

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ben Oakley

Date

30/01/2023