

Steven Barlow
The Steven Barlow Partnership
81 Manor Road
Kingston
Portsmouth
PO1 5LB

For: Mr & Mrs Broad

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/19/01215

Site Address: 45 Bath Road, Emsworth, PO10 7ER

Proposal: Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue.

Further to your application received on 12 December 2019 (which was valid from 16 December 2019) 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage, Design & Access Statement by TSBP dated 16th December 2019
Location and Block Plan Drawing number 0583-01.001.02
Proposed Site and Ground Floor Plans Drawing number 0583-01.004.06
Proposed First Floor and Roof Plan Drawing number 0583-01.005.05
Proposed Elevations Drawing number 0583-01.007.06

Our Ref: APP/19/01215

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The glazing within the hereby approved gable end serving the lounge, shall be fitted with coated surface glass that is non-reflective. Thereafter the non reflective glazing shall be retained in perpetuity.

Reason: To minimise reflective glare from the wider AONB views, having regard to policies CS11 and CS16 of the Havant Borough (Core Strategy) 2011, the Chichester Harbour AONB Joint SPD, May 2017 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.

- (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 Plaza or by telephoning 023 9244 6015.

- (1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins
Simon Jenkins

