

Ms Butler
Hazel Butler Architects
24 Nightingale Close
Rowland's Castle
PO96EU

For: Mr & Mrs Churchley

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

Application Number: APP/19/01163

Site Address: 4 Orange Row, Emsworth, PO10 7EL

Proposal: Construction of glass balcony to rear elevation; alterations to existing rear second floor dormer windows to full height windows with glass Juliet balustrade.

Further to your application received on 27 November 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:
Application Form - Received 27 November 2019
Planning Statement - 27 November 2019
Location and Site Plan - Drawing No. 09-19-A-DR-001 - Received 27 November 2019
Proposed Site Plan - Drawing No. 09-19-A-DR-100 - Received 27 November 2019
Existing Floor Plans - Drawing No. 09-19-A-DR-102 - Received 27 November 2019
Existing Elevations - Drawing No. 09-19-A-DR-104 - Received 27 November 2019
Proposed Floor Plans - Drawing No. 09-19-A-DR-201 - Received 27 November 2019
Proposed Elevations - Drawing No. 09-19-A-DR-202 - Received 27 November 2019
Photographs - Drawing No. 09-19-A-PHOTOS-102 - Received 27 November 2019
Material List - Received 23 January 2020
Confirmation Email stating the glazing to be installed will be non-reflective - Received 04 February 2020.
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and the list of materials received 23.01.2020 and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The glazed surfaces as shown on the proposed north elevation of the proposed extension approved plan number 09-19-A-DR-202, shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 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.

(4) 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 were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

05 February 2020