

Mr Eitel
Fiftypointeight Architecture + Interiors
Stocklund House
East Street
Chichester PO19 1JE

For: Mr & Mrs Concannon

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

Application Number: APP/19/00983

Site Address: 43 Warblington Road, Emsworth, PO10 7HG

Proposal: First floor side (both sides) and rear ground floor extensions; loft conversion to provide living accommodation incorporating raising of ridge height and two dormers to front.

Further to your application received on 30 September 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:

Site Location Plan - Drawing No. C0118-P001
Existing Site Plan - Drawing No. C0118-P002A
Proposed Site Plan - Drawing No. C0118-P003C
Existing & Proposed Street Elevations - South - Drawing No. C0118-P208B
Existing South Elevation - Drawing No. C0118-P201
Existing West Elevation - Drawing No. C0118-P202
Existing North Elevation - Drawing No. C0118-P203
Existing East Elevation - Drawing No. C0118-P204
Existing Ground Floor Plan - Drawing No. C0118-P101

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Existing First Floor Plan - Drawing No. C0118-P102
Existing Second Floor Plan - Drawing No. C0118-P103
Existing Roof Plan - Drawing No. C0118-P104
Existing & Proposed Street Elevations - South - Drawing No. C0118-P209A
Proposed South Elevation - Drawing No. C0118-P211C
Proposed East Elevation - Drawing No. C0118-P212B
Proposed North Elevation - Drawing No. C0118-P213B
Proposed West Elevation - Drawing No. C0118-P214B
Proposed Ground Floor Plan - Drawing No. C0118-P111B
Proposed First Floor Plan - Drawing No. C0118-P112B
Proposed Second Floor Plan - Drawing No. C0118-P113C
Proposed Roof Plan - Drawing No. C0118-114B

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the commencement of development details of measures to be undertaken to protect the public sewer crossing the site shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall be carried out in accordance with the approved details.
Reason: The application site lies within close proximity to a public surface water sewer and as such it should be demonstrated that any proposed development will not result in harm to the public drainage apparatus. The condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policies CS15, CS19 and DM10 and the National Planning Policy Framework 2018.
- 4 The external materials used 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.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 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) The applicant is advised that Southern Water have advised:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

- (5) 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:

- Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

18 December 2019