



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Ms R Hebden

For: Mr R Bailey

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

Application Number: APP/17/01111

Site Address: 5 Orange Row, Emsworth, PO10 7EL

Proposal: Alterations to fenestration and doors, new chimney and erection of outbuilding.

Further to your application received on 13 October 2017, which was valid from 14 November 2017, 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:
Proposed Block and Location Plan: Drawing No C9/0109/00B
Proposed Elevation Plan: Drawing No C9/0109/04C
Proposed Floor Plan: Drawing No C9/0109/05B
Reason: - To ensure provision of a satisfactory development.
- 3 The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate business use.
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.

Our Ref: APP/17/01111

- 4 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the building(s) windows and doors including the hereby permitted outhouse have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- a) Plan, section and elevation to a scale of 1:20 shown in relation to the masonry in which the unit is to be set.
 - b) Details of finishes and colour.
 - c) 1.5 section plan and full size glazing bar detail.
 - d) The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- Only the materials and details so approved shall be used, in accordance with any terms of such approval.
- Reason:** To ensure the to ensure the detailing is compatible with the building's location in the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the second floor west elevation master suite bedroom window hereby permitted shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
- Reason:** In the interests of the amenities of the occupiers of nearby properties 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 186 and 187 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.

- (5) The applicant is advised that following comments made on the application by Building Regulations that this should be discussed further. The relevant consultation reply can be viewed on the Councils website at the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_242110

Please call: 02392 446571

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

19 March 2018