



Havant
BOROUGH COUNCIL

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Mr Jay
The Planning Service
135 North Lane
Clanfield
Waterlooville PO8 0RL

For: Mr Davies

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

Application Number: APP/18/00275

Site Address: Hulme House, 4 Wensley Gardens, Emsworth, PO10 7RA

Proposal: Removal of existing single storey front entrance hall, proposed single storey front and rear extensions including front extension to existing garage. External alterations to property including changing of windows, doors, replacement of tiles, replacement of existing rainwater goods and removal of existing flat roof finish to garage.

Further to your application received on 20 March 2018, 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 Location and Block Plans: Drawing No P001
Site Location and Existing Block Plan: Drawing No E001
Proposed Elevation Plan: Drawing No 1300/P/04
Proposed Roof Plan: Drawing No 1300/P/05
Proposed Ground Floor Plan: Drawing No 1300/P/03
Email to confirm materials: Received 01.05.2018

Reason: - To ensure provision of a satisfactory development.

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- 3 The external materials shall be carried out as outlined in the approved documents and/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.

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:
- Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that the development is in close proximity to a public sewer and as such is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

Simon Jenkins

Simon Jenkins

Head of Planning (East Hampshire and Havant)

03 May 2018