



Havant
BOROUGH COUNCIL

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Mr Potter
James Potter Associates
64 Hunter Road
Southsea
Portsmouth PO4 9AY

For: Mrs Wickens

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

Application Number: APP/18/00226

Site Address: 44 Kings Road, Emsworth, PO10 7HN

Proposal: Raising roof to accommodate a first floor and erection of 2 storey front extension and single storey rear extension. Placing white timber boarding to the front elevation.

Further to your application received on 26 February 2018, which was valid from 16 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:

Location, Block and Parking Plan: Drawing No 17101-PL-001 Rev A
Existing and Proposed Ground Floor Plan: Drawing No 17101-PL-002
Proposed Floor Plan: Drawing No 17101-PL-003
Proposed Elevations Plan: Drawing No 17101-PL-005

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans Location, Block and Parking Plan: Drawing No 17101-PL-001 Rev A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for

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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.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and 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.

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,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that no dumping, storing or mixing of materials in relation to the proposed development shall be carried out in the proximity to the south boundary of the rear garden with No 48 Kings Road.

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Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

18 May 2018