



Havant
BOROUGH COUNCIL

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Mr Clements
Downland Design Ltd
52 Woodlands Avenue
Emsworth
PO10 7QE

For: Mr & Mrs O'Hea

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

Application Number: APP/17/01341

Site Address: Hearnbrook, 39 Havant Road, Emsworth, PO10 7JD

Proposal: Change of use of existing garage to 1No. 2bed holiday let or annexe accommodation including alterations/additions and flue. (Revised application).

Further to your application received on 18 December 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:
Window Opening Detail Plan: Drawing No 1721.A.01.10
Door Opening Detail Plan: Drawing No 1721.A.02.11
Arch Window Section Detail Plan: Drawing No A.01.12
Sash Window Detail Plan: Drawing No A.02.8
Casement Window Detail Plan: Drawing No A.02.9
Proposed Elevations Plan: Drawing No 1721.A.03.1
Proposed Ground Floor Plan: Drawing No A.02.2
Proposed Ground Floor Plan: Received 18.12.2017
Proposed First Floor Plan: Drawing No 1721.A.02.3
Proposed Roof Plan: Drawing No A.02.4
Proposed Site and Location Plan: Drawing No 1721.A.01.8
Parking Layout Plan: Drawing No 1721.A.02.6

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Tree Landscape Plan: Drawing No 1721.A.02.7
Construction Drainage Layout Drawing No. A.05.11
Tree Planting Specification Document dated 29/09/2017 supplied by Christopher Hoare Tree Services Ltd
Email from S. O'Hea in relation to replacement tree planting dated 25/09/2017
Design and Access Statement: Received 19.12.201
Reason: - To ensure provision of a satisfactory development.

- 3 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.
- 4 The development must be undertaken in accordance with the tree plan drawing No 1721.A.02.7 dated 25/09/2017 and the Tree Planting Specification dated 21/09/2017 supplied by Christopher Hoare Tree Services Ltd.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, or alteration permitted by Part 1, Classes A, B and C of the General Permitted Development Order, as amended, shall be made to the building to be converted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be used for holiday accommodation or for purposes of ancillary annexe accommodation to the main dwellinghouse only and for no other purpose including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.
Reason: The use of the buildings as a separate dwellinghouse would be contrary to the policies of the Local Planning Authority regarding residential development having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 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 development 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.
- 8 Within 3 months of the date of this permission a tree of a species identified in the email from S. O'Hea dated 25th September 2017 shall be planted in a position as shown on drawing 1721.A.02.7 unless otherwise agreed in writing by the Local Planning Authority. If the replacement tree planted as part of the approved scheme dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development results in the removal of a significant tree. Additional compensatory tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8

- 9 Notwithstanding the submitted plans the development hereby permitted shall not commence unless and until a plan to show the routing of any additional underground services in relation to trees together with an Arboricultural Method Statement if the trees Root Protection Areas are impacted by underground services, have been submitted to and approved in writing by the Local Planning Authority. The routing of underground services shall be carried out in accordance with the approved details.
Reason: To ensure the retention of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the rooflight window in the roof on the rear northern elevation facing No 10 Convent Lane shall be fitted with, to a height of no less than 1.7m above finished floor level, 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:

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

- (5) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (8) You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.
Reason: This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

02 March 2018