



Havant
BOROUGH COUNCIL

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Mr Emmanuel
J E Architectural Design Ltd
1 Lytton Close
Northolt
Middlesex
UB5 5BU

For: Mr Seevaratnam

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

Application Number: APP/17/00873

Site Address: 185 Victoria Road, Emsworth, PO10 7LY

Proposal: Two storey side and part rear extension, single storey rear extension and installation of dormer windows.

Further to your application received on 08 August 2017 (which was valid from 14 August 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 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.
- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans (Drawing No: 3071/AM/02 Rev D) to serve the extensions 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

Our Ref: APP/17/00873

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window within the ground floor on the western elevation 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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, in the event that the property is to be used as a Small House of Multiple Occupation under Use Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) the premises shall not be occupied by more than six residents at any one time.
Reason: In the interests of neighbour amenity and the character of the area and having due regard to the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Amended site location and block plan (Drawing No: 3071/AM/03 Rev A)- received 19th September 2017
Existing floor plans and elevations (Drawing No: 3071/AM/01 Rev A)- received 15th August 2017
Amended proposed floor plans and elevations (Drawing No: 3071/AM/02 Rev D)- received 19th September 2017
Amended roof plan (Drawing No: 3071/AM/04 Rev A)- received 27th September 2017
Confirmation of total No. of residents (Email from A. Emmanuel)- dated 9th October 2017

Reason: - To ensure provision of a satisfactory development.

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.

- (1) 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
- (2) Should the proposed development subject of this application be intended for use as a House of Multiple Occupation, the applicant will need to obtain a licence to operate a House of Multiple Occupation prior to any occupation. It is therefore recommended that the applicant makes contact with Havant Borough Council's Environmental Health- Housing Section prior to developing the site.
- (3) In the event the application site is occupied by more than six residents as a House of Multiple Occupation, planning permission would be required for a formal change the use.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

09 October 2017