



Havant
BOROUGH COUNCIL

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Mr Potter
James Potter Associates
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Winter Works
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For: Ms Rofo

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

Application Number: APP/17/00211

Site Address: 60 Kings Road, Emsworth, PO10 7HW

Proposal: Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy.

Further to your application received on 27 February 2017, which was valid from 09 March 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 Notwithstanding any description of materials in the application or the hereby approved elevations, no above ground construction works shall take place until the extent of the cladding for the south elevation is agreed and samples and / or 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 including details of the glazing and balustrade glass which should not be reflective. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the southern elevation is appropriately muted development and not overly prominent from Chichester Harbour AONB having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 No development shall commence until details of the planting for the hereby approved sedum roof has been submitted to and approved in writing by the Local Planning Authority. Such details shall include specification of the plant species, sizes and numbers, method of installation i.e. mat or tray or blanket system; and a landscape maintenance management plan for a minimum of 5 years. The sedum roof shall be implemented in accordance with the approved details and any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To achieve an appropriate long term landscaping scheme for the roof to mitigate any impact upon the amenities of neighbouring properties, in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and the NPPF.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block and Location Plan Drawing Number 16064-PL-001 Rev C
Proposed Ground Floor Plan Drawing Number 16064-PL-003 Rev B
Proposed First Floor Plan Drawing Number 16064-PL-004 Rev B
Proposed Elevations 1 Drawing Number 16064-PL-006 Rev B
Proposed Elevations 2 Drawing Number 16064-PL-007 Rev A
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.
- (4) You are advised that the proposed extension lies over an existing sewer and it will be necessary to formally apply for a build over/close to a "public sewer". You are advised to discuss the matter further with Southern Water, Sparrowgrove, House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

(5) 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, amended plans requested and forthcoming, making your application acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

03 May 2017