



Havant
BOROUGH COUNCIL

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Mr Quantrill
Architectural Services
11 Mallard Close
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For: Mr Thuillier

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

Application Number: APP/16/00960

Site Address: 66 Bath Road, Emsworth, PO10 7ES

Proposal: Erection of detached garage and potting shed following demolition of existing garage; single storey rear extension; extend porch; new brick wall and entrance gates to west boundary; extend flood defence wall to north and east boundary.

Further to your application received on 14 September 2016 which was valid from 04 October 2016 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 for the alterations to the dwelling shall match, in type, colour and texture, those of the existing building so far as practicable. The hereby approved garage shall be constructed with Natural Spanish slate, Freshfield Lane brick and untreated European Larch feather edge timber cladding in accordance with the samples submitted to the Local Planning Authority. Any variation to these shall first be agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan 1:1250
- Flood Risk
- Existing Site Plan DRG No 06/113-007
- Proposed Site Plan DRG No 06/113-001 Rev C
- Existing House Elevations DRG No 06/113-004
- Proposed House Elevations DRG No 06/113-006
- Proposed Garage Elevations DRG No 06/113-002 Rev D
- Existing House Plan DRG No 06/113-003
- Proposed House Plans DRG No 06/113-005
- Garage Window detail DRG No 06/113-009
- Kitchen Window detail DRG No 06/113-010
- Kitchen window (south) detail DRG No 06/113-012
- Kitchen french doors & sidelights details DRG No 06/113-013
- Porch window detail DRG No 06/113-014

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) This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures within 16m of a sea defence or tidal watercourse. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.
- (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, and additional details requested and forthcoming;
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

08 November 2016