



Havant
BOROUGH COUNCIL

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Mr Critchley
Martin Critchley, Architect
The Old Brewery
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For: Mr & Mrs Beken

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

Application Number: APP/16/00106

Site Address: 2A Emsworth Road, Havant, PO9 2SR

Proposal: Demolish existing garage and erect two storey front and side extension.
Replace roof of existing conservatory. Tile-hanging and brick to exterior.

Further to your application received on 29 January 2016, which was valid from 02 February 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 Compulsary Purchase Act 2004.
- 2 The external materials used (a combination of tile-hanging and brick) 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to building hereby permitted the two windows for both en suites on the first floor east elevation facing White Ladies Close 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.

Our Ref: APP/16/00106

- 4 This planning permission shall be a mutually exclusive alternative to planning permission reference APP/13/00333 and shall not be implemented in combination with this earlier planning permission.

Reason: To ensure that a satisfactory development is carried out in the interests of the character and appearance of the area having due regard to planning policy CS16 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

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

Revised plans received on 20th April 2016:

Proposed First Floor Plan: Drawing No. 1581-405D

Proposed Ground Floor Plan: Drawing No. 1581-404C

Existing Elevations Plan: Drawing No. 1581-301B

Existing Floor Plan: Drawing No. 1581-201A

Location, Site and Block Plan: Drawing No. 1581-101A

Proposed Elevations: Drawing No. 1581-503F

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) 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

06 May 2016