



Havant
BOROUGH COUNCIL

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Miss A Brown
7A The Grove
Westbourne
Emsworth
PO10 8UJ

For: Dr Pickup

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

Application Number: APP/15/00926

Site Address: 13 Beach Road, Emsworth, PO10 7JS

Proposal: Demolish existing garage and side porch. Erect new garage and carport with link corridor.

Further to your application received on 20 August 2015, 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:** Reuired to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)
- 2 Other than the timber cladding approved as part of this permission, all other external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block and location plan - P1
Proposed elevations - BE-004
Proposed roof plan - BE-005
Proposed floor plans - BE -002
Reason: - To ensure provision of a satisfactory development.

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- 4 No development shall proceed above ground level until details of the colour of staining to be used on the timber cladding has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such staining shall be used on the timber cladding.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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:

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

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

15 October 2015