



Havant
BOROUGH COUNCIL

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Mr J Fairfax
The Rakes Progress
7 Bath Road
Emsworth
PO10 7ED

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

Application Number: APP/15/01248

Site Address: 7 Bath Road, Emsworth, PO10 7EP

Proposal: Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension.

Further to your application received on 03 November 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: 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 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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/15/01248

- 4 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015 supplied by Kim Gifford, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Block plan
Existing property rear and side elevations and floor plan
Existing garage elevations and floor plan
Proposed garage elevations and floor plan
Proposed property rear and side elevations and floor plan
Design, access and heritage statement dated 3/11/2015
Flood risk assessment dated 27/08/2014
Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015
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) Prior to the commencement of this development, the applicant is advised to ensure there is adequate provision for drainage to include guttering and downpipes contained wholly within the curtilage of the application site. Please note that any guttering which overhangs or encroaches upon neighbouring property would be outside the scope of this planning permission and may require a separate planning permission.
- (5) The applicant is advised to ensure that no rights of access of any third party are adversely affected by the development hereby approved without the separate agreement of any such party.

(6) 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,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

18 December 2015