



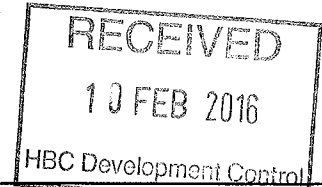
Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant
www.havant.gov.uk

DCS Architectural Design Service
3 Caedwalla Drive
Tangmere
Chichester
PO20 2HJ

For: Mr & Mrs I Sinclair



**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/12/01210

Site Address: 35 Havant Road, Emsworth, PO10 7JD

Proposal: Demolish existing garage, rear and side extensions and external staircase .
Erect new detached garage, single storey rear extension and insertion of new first floor
side window to replace existing door.

Further to your application received on 19 November 2012, which was valid from 26 November 2012, 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.

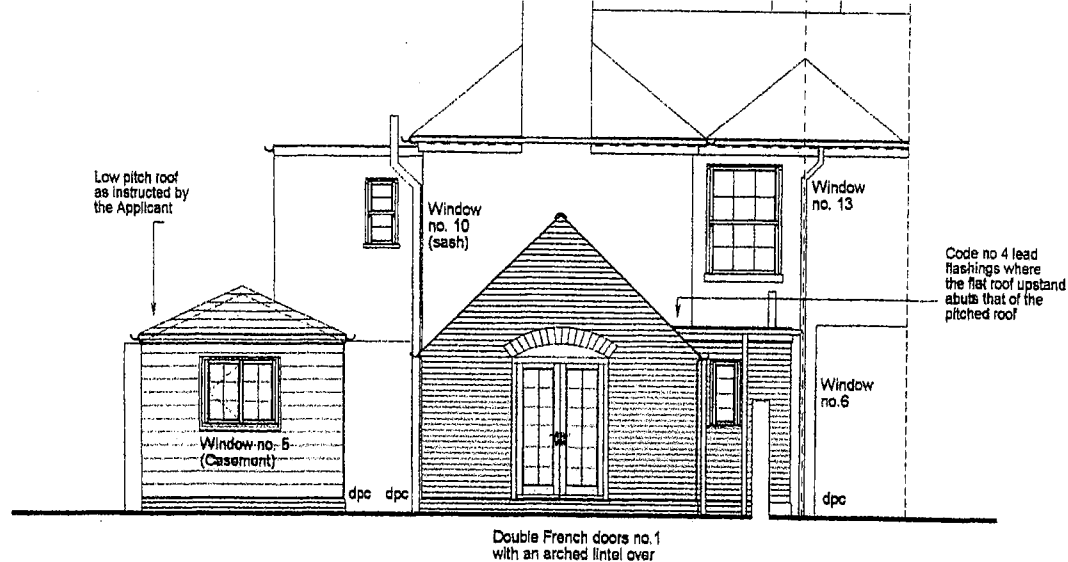
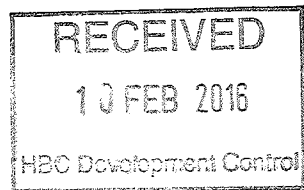
This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

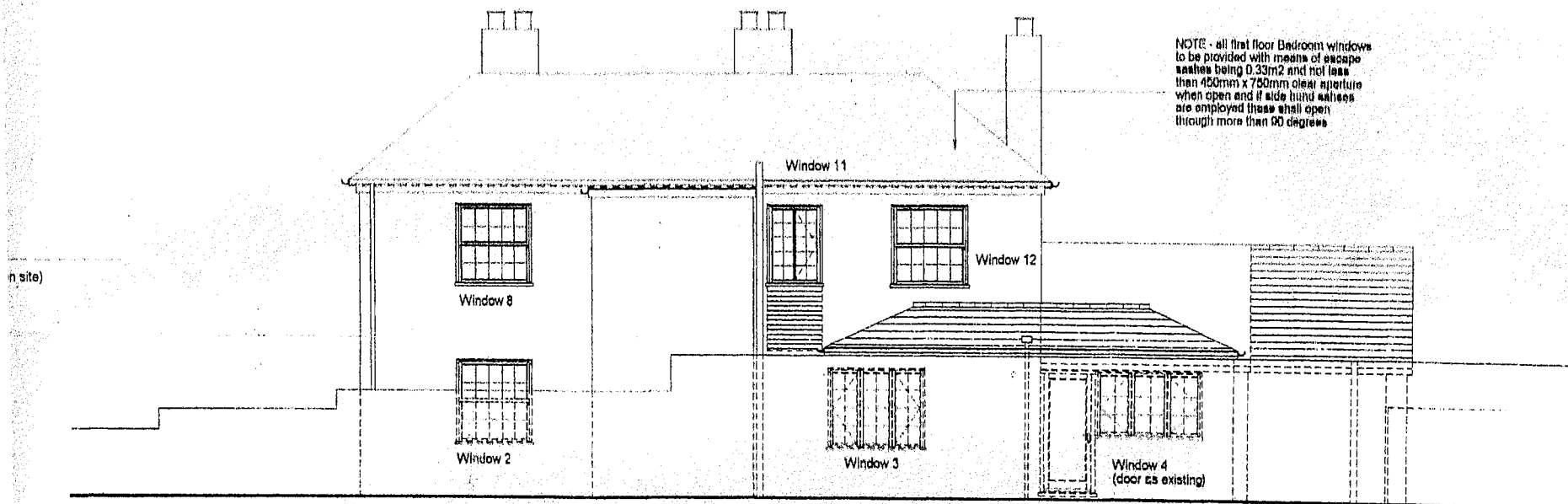
Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation of the single store rear extension hereby approved without the prior written approval of the Local Planning Authority.
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 2012.
- 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 separate living accommodation, business, commercial or industrial purposes whatsoever.
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.

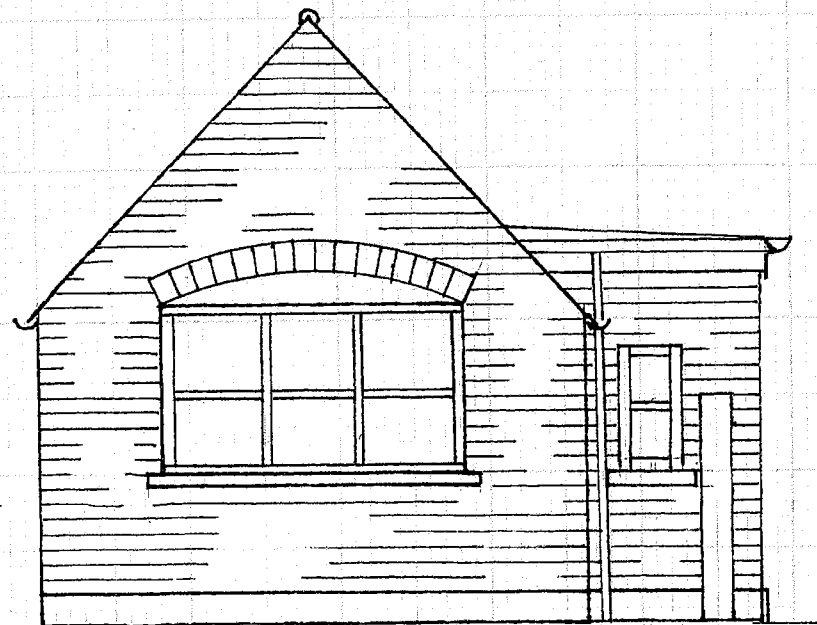
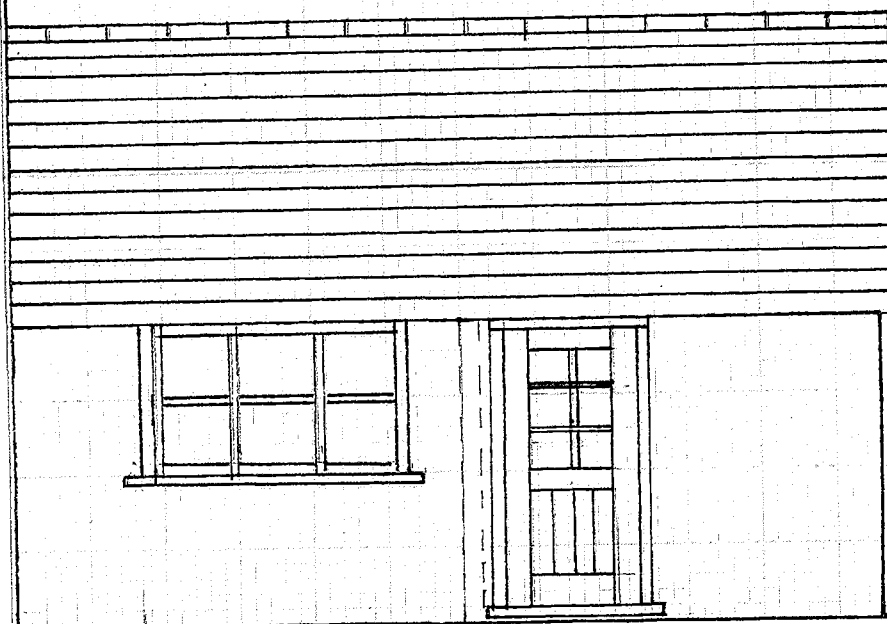
Our Ref: APP/12/01210



NORTH ELEVATION looking towards No. 33 HAVANT ROAD



EAST ELEVATION looking towards 15 - 20 HAVANT ROAD



Mr & Mrs I. & J. Sinclair
35 Havant Road
Emsworth
PO10 7JD

