



Havant
BOROUGH COUNCIL

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Mr Davies
BPTW
110-114 Norman Rd
Greenwich
London
SE10 9QJ

For: Mr J Adams

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

Application Number: APP/15/01158

Site Address: 40 Beach Road, Emsworth, PO10 7HR

Proposal: Construction of 1No. detached 5 bed house.

Further to your application received on 12 October 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Design and Access Statement received 14 October 2015
Site Plan 15-248 D02 received 14 October 2015
Proposed Location Plan 15-248 D03 received 14 October 2015
Proposed Site Plan 15-248 D04 received 14 October 2015
Proposed Floor Plans 15-248 D07 received 14 October 2015
Proposed Elevations 15-248 D13 received 18 November 2015
Surrounding Hedges and Trees 15-248 D11 received 14 October 2015
Proposed Parking Plan 15-248 D12 received 14 October 2015
Proposed Section 15-248 D10 rev B received 14 October 2015
Proposed Boundary Treatment J14.347 D14 received 3 November 2015
Existing and Proposed Ground Levels J14.347 D15 received 3 November 2015
Proposed External Material types and colours J14.347/D16 received 3 November 2015
Reason: - To ensure provision of a satisfactory development.

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- 3 The finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels shall be in accordance with plan J14.347/D15 submitted as part of Discharge of Condition application APP/15/01253. The development shall thereafter be carried out strictly in accordance with the approved details.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The design of all proposed screen walls, fences, hedges and other means of enclosure shall be in accordance with plan J14.347/D14 submitted as part of Discharge of Condition application APP/15/01253. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Construction of the building hereby permitted shall be in accordance with plan J14.347/D16 submitted as part of Discharge of Condition application APP/15/01253 and the weatherboarding details as shown on plan 15-248 D13. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The staircase/landing window in the southern elevation of the building hereby approved shall be constructed:-

(i) to be and remain fixed shut at all times, unless details of the method of opening of the window have been first submitted to and approved in writing by the Local Planning Authority (in which case that approved method of opening shall be retained in that condition at all times unless otherwise agreed in writing with the Local Planning Authority) ; and
(ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity Level 4.
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.
- 7 The development shall not be brought into use until a minimum of 3 parking spaces and 2 cycle storage spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 2015, no extension, building or structure permitted by Part 1, Class A of the Order shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policy CS16 Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved permitted by Part 1, Class B of the 2015 Order shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (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.
- (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 were updated about issues after the initial site visit.
- (5) **The applicant is required to set up on site facilities for:-**
 - i) measures to control the emission of dust and dirt during demolition and construction
 - ii) measures to control noise and vibration during demolition and construction

Hours of work

Demolition, clearance, excavation, road or construction works should take place only between 0800hrs and 1800hrs on Mondays to Fridays, 0800hrs to 1300hrs Saturdays and not at all on Sundays and all recognised public holidays.

Bonfires

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

07 December 2015