



**Havant**  
**BOROUGH COUNCIL**

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Mr O Wright  
5 Strand Court  
Bath Road  
Cheltenham  
Gloucestershire  
GL53 7LW

For: Mr P Bukbardis

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

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**Application Number:** APP/14/01180

**Site Address:** Flat 2, 105 Havant Road, Emsworth, PO10 7LF

**Proposal:** Erection of a pre-fabricated timber granny annexe for an ancillary residential use.

Further to your application received on 10 November 2014, which was valid from 17 March 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:

0128-08-13/03B (Proposed Site Plan)  
0207-09-14/05B (Proposed Elevations)

**Reason:** - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in full accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture and received by the Local Planning Authority on 17 March 2015. All protection measures contained therein shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.

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**Reason:** To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The accommodation hereby permitted shall be occupied solely by Mr John Widdop for purposes ancillary to the occupation of the existing dwelling at Flat 2, 105 Havant Road, and shall not enure for the benefit of the land. The accommodation hereby permitted shall be removed from the land in its entirety within one month of the date when Mr John Widdop ceases to occupy the land.

**Reason:** The unit of accommodation has insufficient amenity space and on-site parking to be occupied separately from the main dwelling and would result in a detrimental impact on the external amenity space of the site if retained in perpetuity. Notwithstanding this, the current personal circumstances of the proposed occupier have been given consideration, having due regard to policies CS16 and DM13 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](http://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 and consultation responses.

*Andrew Biltcliffe*

Andrew Biltcliffe  
Executive Planning Service Manager  
27 May 2015

