



Havant
BOROUGH COUNCIL

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Mr D Niven
David Niven Designs Ltd
74 Westbourne Avenue
Emsworth
PO10 7QU

For: Mr R Treagust

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

Application Number: APP/14/00701
Site Address: 7 School Lane, Emsworth, PO10 7ED
Proposal: Two storey side extension.

Further to your application received on 04 July 2014, 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 Construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 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 (side) and south (rear) elevation of the extension hereby approved at first floor level of above, 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.

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- 4 The bathroom window at 1st floor level in the south / rear elevation of the extension hereby approved building shall:-
- (i) be permanently unopenable up to a height of at least 1.7m above floor level; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 1:1250 location plan
 - 1:500 Block Plan
 - As Built Plans - 14/1001/1
 - Proposed Plans 14/1001/2
- Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

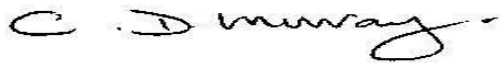
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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) You are advised to refer to the Party Wall Act and its provisions, including the need to give written notice to the neighbour. For further information please refer to the guidance provided here:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>
- (5) You are advised that with respect to the materials condition above, rather than finding a matching brick, it would be more appropriate to seek a better quality facing brick of complementary tone. Additionally, any brick work feature included within the west elevation can also be agreed under condition 2 of this permission.

- (6) You are advised that the existing rear balcony at the site was granted planning permission following an Appeal in 1987 (our ref 15245/1 refers, DoE's ref: T/APP/X1735/A/071865/P4). In allowing the appeal the Inspector noted that the development included opaque perspex infill panels to the ballustraded sides of the first floor patio. These were considered essential to protect the privacy of the adjacent neighbours at No 5 and 6 School Lane. It is noted that the previous bamboo canes that did provide satisfactory screening have recently been taken down. You are reminded of the need to re-install some alternative opaque side screening to this first floor balcony, in accordance with the terms of the application that was allowed on appeal.
- (7) 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,



Mr Chris Murray
Service Manager (Planning Development)

26 August 2014