

To:
Mr P Walker
Island Design
182 Sea Front
Hayling Island
Hampshire
PO119AN

For: Mr & Mrs K E Richold

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 04/69533/000

Site Address: 10 Esmond Close, Emsworth, PO107HX

Proposal: Two storey extension to the side (south) elevation and bay window at ground floor level to the front (east) elevation.

Further to your application received on 20 May 2004, 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 your application, and;
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

- 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 south side elevation 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 policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review), and GDD1 and HO9 of the Havant Borough Local Plan 1994.

- 4 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review), and T5 and GDD1 of the Havant Borough Local Plan 1994.

- 5 The development shall not be brought into use until a minimum of three parking 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 policies and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review), and GDD1 of the Havant Borough Local Plan 1994.

Other Important Information:

In reaching its decision the Council has had regard to the policies and proposals :-

Hampshire County Structure Plan 1996-2011 (Review)

T5	Transport
UB3	Urban Regeneration

Havant Borough Local Plan 1994

GDD1	General Development Control Policy
HO9	Extensions
T5	Parking Standards

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design; the effect on neighbouring properties; the effect on the streetscene; and adequacy of parking. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, 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.
- (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 Directorate of Environmental Services at the Civic Offices or by telephoning 023 9244 6015.

Mrs J A Batchelor
Head of Planning and Development

05 August 2004