



**Havant**  
**BOROUGH COUNCIL**

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Mrs Coles  
48 Havant Road  
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PO10 7JG

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

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**Application Number:** APP/14/01104

**Site Address:** 48 Havant Road, Emsworth, PO10 7JG

**Proposal:** Construction of 1No. 4 bed detached house with detached double garage to front, following demolition of existing 3 bed dwelling.

Further to your application received on 22 October 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, including glazing and light painted render, 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 CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Design and Access Statement  
Arboricultural Report  
1158\_01 Site Plan  
1158\_02 Block Plan  
1158\_20 Proposed Floor Plans  
1158\_26 Proposed Elevations  
1158\_25 Proposed Roof Plan

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1158\_50 Proposed Garage  
1158\_52 Aerial Montage  
1158\_53 Street Scene

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

- 4 Notwithstanding Condition 3 of this planning permission, the areas in the proposed north and west elevations of the development hereby approved, as annotated with an 'X' on the attached copies of the relevant drawings shall be finished with and permanently maintained with light painted render, to be agreed pursuant to condition 2 of this planning permission.

**Reason:** To ensure the appearance of the development is satisfactory and in the interests of neighbouring amenity and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 All the windows in the east and west elevations of the building, annotated as 'Obs' on approved drawing 1158\_26 shall:

(i) (in the case of the east elevation) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and

ii) (in the case of both elevations) 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.

- 6 Measures shall be undertaken to prevent damage to existing trees throughout implementation of the development hereby approved, in accordance with the Arboricultural Report prepared by Johnston Tree Consultancy in September 2013 and received by the Local Planning Authority on 22 October 2014. All such measures 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.

**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 CS11, 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.

- 7 Notwithstanding Condition 6 of this planning permission, no development hereby permitted shall commence until details of the design of foundations has been submitted to and approved in writing by the Local Planning Authority. Construction of the foundations shall then be undertaken in complete accordance with the approved details.

**Reason:** To safeguard the continued health and presence of existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Notwithstanding the requirements of conditions 6 and 7, prior to the commencement of the development hereby approved, details of a tree to replace that identified as T3 within the Arboricultural Report prepared by Johnston Tree Consultancy in September 2013 and received by the Local Planning Authority on 22 October 2014 shall be submitted to and agreed in writing by the Local Planning Authority. Such details shall include the species, location, planting time and size of the tree, the latter of which shall be of not less than Extra Heavy Standard when planted.  
**Reason:** To protect the amenities of the locality and having due regard to policies CS11, 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.
- 9 The existing hedge along the front (northern) boundary of the site shall be retained, reinforced where necessary and maintained thereafter, to a minimum height of 2 metres, to a standard consistent with good arboricultural practice.  
**Reason:** To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The detached building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any 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.
- 11 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 side elevations of the development 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.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no fencing, walling or other means of enclosure shall be constructed on the western boundary of the site 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.

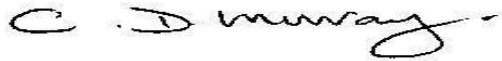
#### **Other Important Information:**

- (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,
- You were offered the opportunity to address the Development Management Committee about your proposal.



Mr Chris Murray  
Service Manager (Planning Development)

28 November 2014