
Site Address: Land adjacent to 8 Westbourne Close, Emsworth, PO10 7QY

Proposal: Erection of 1No. one bedroom bungalow and detached garage with access from Westbourne Close. (Revised application incorporating amendments to planning permission APP/13/00228).

Application No: APP/14/00497

Applicant: Mr Long

Agent: Mr Jupp

Ward: Emsworth

Expiry Date: 09/07/2014

Team: Team 2

Case Officer: Rachael McMurray

DMC Lead Member

Reason for Committee Consideration:

Density:

HDS Recommendation: Wrong Application type for recommendation code

- 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:

Sheet 1A OS Site Location Plan
Sheet 2A – Block Plan
Sheet 3B – Floor Plans, Section and Elevations of Bungalow
Sheet 9A - Floor Plans, Section and Elevations of Garage

Reason: - To ensure provision of a satisfactory development.
- 3 No development shall take place 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, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to the dwelling (including to the roof) or garages or other buildings shall be erected on the site.
Reason: To safeguard the amount of garden and open space at the site and the character of the area and neighbouring amenities, in accordance with

Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the national planning Policy Framework 2012

- 5 The dwelling shall achieve Level 3 of the Code for Sustainable Homes. The dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Parking for at least one car shall be provided in accordance with the approved plans prior to the occupation of the dwelling hereby approved. Furthermore, 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.
Reason: To ensure the retention of adequate on-site car parking in the interests of highway safety and local amenity and to ensure that the garage is not used as additional living accommodation, which would increase parking need and may impact on neighbouring amenities and the character of the area having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development shall take place until the height of the building in relation to a nearby fixed Ordnance Datum shall have been submitted to and agreed by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: Changes in levels may materially affect the appearance and impact of the development, having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) wheel washing facilities
 - v) measures to control the emission of dust and dirt during construction
Reason: In order to safeguard the amenities of the area during the period of development works in accordance with policies DM10 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework
- 9 No development shall commence until details of the visibility splays at the vehicular access point into the site have been provided to and then agreed in writing by the Local Planning Authority. The agreed visibility splays must be in

place prior to the occupation of the dwelling and remain in situ at all times thereafter.

Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Appendices:...