



To:
Mr Douglas
Jeffrey Douglas Chartered Architect
60a Sinah Lane
Hayling Island
PO11 0HH

For: Mr Sahota
Jingles Hotel

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/13/00885

Site Address: 77 Horndean Road, Emsworth, PO10 7PU

Proposal: Reserved Matters Application for two storey rear extension to provide 14No. ensuite bedrooms and single storey extension to provide dining room, with associated parking; relating to appearance and landscaping.

Further to your application received on 09 September 2013, which was valid from 11 September 2013, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted of Outline Planning Permission APP/10/00612** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/10/00612 dated 21 August 2012.
- (ii) The plans and other documents submitted with regards to your application, and
- (iii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed block and location plan - DNo. 2908/201
Proposed site plan - DNo. 2908/202
Proposed ground and first floor plans - DNo. 2908/203
Proposed elevations and sections - DNo. 2908/204
Topographic land survey - DNo. 13009
Schedule of materials - August 2013

Reason: - To ensure provision of a satisfactory development.

- 2 The roof light windows which would serve the access corridor to the first floor bedrooms within the south east elevation of the extension on approved Drawing No. 2908/204 shall have a minimum cill height of 1.75m above finished floor level.

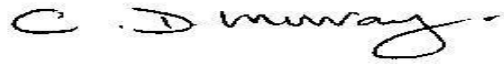
Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/13/00885

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 6573.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (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:
 - Your application was acceptable as submitted and no further assistance was required.
- (8) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water for further advice.

- (9) This permission should be read in conjunction with Outline Planning Permission APP/10/00612 dated 21 August 2012 and you are advised that development should not commence unless all conditions have or can be complied with.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

06 November 2013