



**Havant**  
**BOROUGH COUNCIL**

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Mrs D Appleton  
Henry Adams Planning  
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Baffins Lane  
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For: Mrs D Griffiths

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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/13/00049

**Site Address:** Land at 5 Victoria Road, Emsworth

**Proposal:** Extension of time limit for implementation of Planning Permission

**09/63716/000 Outline application for erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road**

Further to your application received on 15 January 2013, 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 2 years from the date of the approval of the last of the reserved matters to be approved.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 Approval of the details of the appearance of the proposed development and the landscaping of the site hereinafter called "reserved matters" shall be obtained from the Local Planning Authority in writing before any development is commenced.  
**Reason:** In order to secure a satisfactory development.

- 4 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

**(i) The reserved matters:**

- (a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (b) Landscaping including a landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

**(ii) Other matters:**

- (a) The finished levels (above ordnance datum) of the proposed dwellings and the surrounding ground levels;
- (b) The layout of foul sewers and surface drains;
- (c) The manner of treatment of existing water courses and ditches;
- (d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) The alignment, height and materials of all walls and fences and other means of enclosure;
- (f) Hardsurfacing proposals including surfacing materials;
- (g) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

**Reason:** To secure orderly development and to safeguard 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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or hard surface permitted by Part 1, Classes A, B, C, E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, as amended, shall be constructed within the curtilage of the site without the prior written approval of the Local Planning Authority.

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

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans subject to Planning Permission 09/63716/000:

Location Plan, Block Plan, Proposed Floor Plans and Front Elevation - Drawing No.09/35/01  
Planning Statement  
Design Statement  
Photographs

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

## Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

### Havant Borough Core Strategy 2011

|      |                                                                                 |
|------|---------------------------------------------------------------------------------|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design                                                             |
| CS21 | Developer Requirements                                                          |
| CS6  | Regeneration of the Borough                                                     |
| DM13 | Car and Cycle Parking on Residential Development                                |
| DM8  | Conservation, Protection and Enhancement of Existing Natural Features           |

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, 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 effect on the character of the streetscene, the effect on the character and appearance of the area, highway implications and financial contributions. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 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 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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 sought and were provided with pre-application advice,
  - You were updated about issues after the initial site visit,
  - Your application was acceptable as submitted and no further assistance was required.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 27 March 2013 which requires a financial contribution of £7490 towards transport improvements in the Borough.
- (6) Your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of nesting birds. Any felling or lopping of trees, tree surgery, or ground clearance affecting nesting birds during the months between April and September may be in contravention of that Act. You are advised to contact Natural England on 0300 060 3900 for further information.



Mr Chris Murray  
Service Manager (Planning Development)

27 March 2013