



Havant
BOROUGH COUNCIL

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For: Mr & Mrs Sylvester

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

Application Number: APP/12/00943

Site Address: 41 Havant Road, Emsworth, PO10 7JD

Proposal: Change of use of stable block from existing residential use to holiday accommodation; including works to roofing, fenestration and general repairs, new patio area and internal alterations.

Further to your application received on 10 September 2012 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 the application.
- (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 The arched window at 1st floor level in the west elevation of the outbuilding shall 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The former stable block shall be occupied only as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.
Reason: To ensure that the accommodation remains available for the bed and breakfast use of the site and having due regard to Policy CS5 Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 4 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site for the use of the holiday accommodation hereby approved and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 The outbuilding (hereby approved for use as holiday accommodation) shall only be accessed by vehicles using the existing vehicular access at No. 41 Havant Road and no other vehicular access shall be created unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

- Location and site plan - DN:01
- Block Plan - DN:02
- Existing and proposed floor plans - DN: 03
- Existing elevations - DN: 04
- Proposed elevations - DN: 05
- Existing and proposed sections - DN: 06
- Heritage Statement - received 19/9/12
- Design and Access Statement - received 19/9/12
- Photo montage - received 19/9/12

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

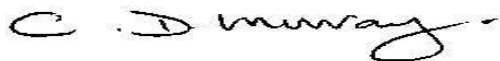
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS5	Tourism
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 appropriateness of the design, the effect on the occupiers of the main residence, and the effect in the neighbouring properties. 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.
- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) 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 wildlife on development sites. No site clearance or other works should be undertaken that would be in breach of that Act and a licence may be required from Natural England if any species of animal or plant protected by the Act are affected by the proposed development. You are advised to contact Natural England on 0300 060 3900 for further information.
- (5) The applicant is advised that if evidence of bats is found during works to the stable block that they should contact Hampshire Biodiversity Information Centre on 01962 832327 or at enquiries@hbic@hants.gov.uk for further advice.



Mr Chris Murray
Service Manager (Planning Development)

05 November 2012