



Havant
BOROUGH COUNCIL

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Mr Korzilius
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For: Emsworth Sailing Club

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

Application Number: APP/12/00911

Site Address: Emsworth Sailing Club, 55 Bath Road, Emsworth, PO10 7ES

Proposal: Ground floor extension to create outdoor wet bar; new outdoor deck at first floor; new external staircase; new external kitchen flue. Reconstruction of existing workshop/store to extend changing rooms. Construction of new store room building.

Further to your application received on 03 September 2012, which was valid from 13 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 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 Unless specified on the approved plans, the external materials to be used shall match in type, colour and texture those on the existing building unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area 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 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1700 hours on Mondays Fridays, 0800 to 1300 hours on Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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.

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- 4 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.
- 5 The glass panels to be used on the balustrade on the first floor balcony must consist of non-reflective glass.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policy CS12 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.
- 6 The external staircase and balcony extension hereby approved shall not be brought into use until details of a screen to be provided on the north side of the external staircase and a timeframe for its implementation have been submitted to and agreed in writing by the planning authority. The agreed screen shall be erected according to the timeframe thus agreed and shall thereafter remain in situ at all times in a good state of repair.
Reason: To provide a degree of visual screening in order to safeguard the amenity of adjoining residents 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.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Design and Access Statement received 3/9/12
 - Flood Zone Document received 3/9/12
 - Location Plan, DN - AE(00) 00
 - Existing site plan, DN - AE(00) 01
 - Proposed site plan, DN - AG (00) 01
 - Existing outbuildings floor plans, DN - AE(01) 01
 - Existing outbuildings elevations, DN - AE(01) 02
 - Existing Club House GF plans, DN - AE (01) 03
 - Existing Club House FF plans, DN - AE (01) 04
 - Existing Club House elevations, DN - AE(01) 05
 - Existing Club House elevations, DN - AE(01) 06
 - Existing Club House sections, DN - AE(01) 07
 - Proposed timber shed, floor plans and elevations, DN - AG(01) 09
 - Proposed changing room GF, DN - AG(01) 01
 - Proposed changing room elevations & sections DN - AG(01) 02
 - Proposed Club House, GF, DN - AG(01) 03
 - Proposed Club House, FF, DN - AG(01) 04
 - Proposed Club House elevations, DN - AG(01) 05 (Rev A)
 - Proposed Club House sections, DN - AG(01) 06
 - Proposed Club House internal stair, DN - AC(24) 01
 - Proposed Club House external stair, DN - AC(24) 02

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
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS15	Flood and Coastal Erosion
CS16	High Quality Design
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM14	Car and Cycle Parking on Development (excluding residential)
DM8	Conservation, Protection and Enhancement of Existing Natural Features
DM9	Development in the Coastal Zone

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 Conservation Area and the AONB, the effect on the residential amenity and the effect on 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.



Mr Chris Murray
Service Manager (Planning Development)

06 November 2012