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BOROUGH COUNCIL

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Mr Helyer
Helyer Design Ltd
1 The Old Flour Mill Queen Street
Emsworth
PO10 7BT

For: Mr Hatton

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

Application Number: APP/12/00983

Site Address: 551 Southleigh Road, Emsworth, PO10 7TF

Proposal: Construction of 1No. 3 bed end of terrace house with associated car parking and landscaping. (Revised application.)

Further to your application received on 21 September 2012, which was valid from 24 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 regard to 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 Construction of the dwellinghouse hereby permitted shall not commence 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 policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (Amendment) (No.2) (England) Order 2008, or any Order revoking or re-enacting that Order, no extension, building or structure permitted by Part 1, Classes A, B, and C of the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of clarity and to safeguard 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.

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- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (Amendment) (No.2) (England) Order 2008, or any Order revoking or re-enacting that Order, no building or structure permitted by Part 1, Class E of the Order, as amended, shall be erected within 2 metres of the east or west side boundaries of the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of clarity and to safeguard 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed at first floor level or above in the east side elevation, including the roofslope, or in the north (rear) elevation or in the ground floor west elevation of the dwellinghouse hereby approved without the prior written approval of the Local Planning Authority.
Reason: In the interests of clarity and to safeguard 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.
- 6 Notwithstanding any information contained in the current application, the bathroom and ensuite bathroom windows at 1st floor level in the rear (north) elevation of the dwellinghouse hereby approved shall be permanently:-
- (i) fixed and unopenable up to a height of at least 1.7 metres above internal first floor level;
- and
- ii) 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.
- 7 The dwellinghouse hereby approved shall not be occupied until space for parking and turning of vehicles has been provided within the site, surfaced and marked out, including the provision of block paviors at the first 2 metres of the site, measured back from the edge of the public pavement, in accordance with the approved plan drawing 11128/001 Revision I, unless the Local Planning Authority gives prior written approval for any variation. The parking and turning area shall thereafter be retained and used solely for parking and turning.
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.
- 8 Access to the rear garden area of the existing house at no. 551 Southleigh Road, shall be retained and permanently maintained in accordance with the approved drawing 11128/001 Revision I, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To ensure the provision of access to the rear garden where cycle parking is available in accordance with policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 No development hereby permitted shall commence until detailed plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be occupied prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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.
- 10 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced, including the provision of planting to the front margins and rear boundary, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and to assist in screening at the rear boundary and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 11 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.
Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:

11128/001 Revision I, which was received by the Local Planning Authority on 22 October 2012

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

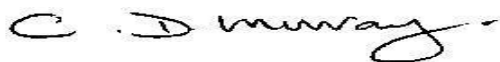
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS14	Efficient Use of Resources
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development

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 design and appearance, effect on neighbouring properties, and highway considerations. 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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 9th November 2012 which confirms the Transport Contribution Payment which has been made in advance of this grant of planning permission, in accordance with the Transport Contributions Policy of Hampshire County Council 2009, which was adopted by the Borough Council in 2009.



Mr Chris Murray
Service Manager (Planning Development)

16 November 2012