



To:  
M F Designs Ltd  
12 Wensley Gardens  
Emsworth  
Hants  
PO10 7RA

For: Mr and Mrs Middleton

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**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**Grant of Planning Permission**

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**Application Number:** 09/73424/000

**Site Address:** 1E St James Road, Emsworth, PO10 7NH

**Proposal:** New detached 3 bed dwelling.

Further to your application received on 05 January 2009, 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.  
**Reason:** In the interests of the amenities of the locality and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011.
- 3 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been 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 D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 15 and of Planning Policy Statement 7.



- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

**Reason:** In the interests of the amenities of the locality and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 15.

- 5 The windows at first floor level in the west, east and north elevations (since marked 'X' on the plans hereby approved) 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 D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed at first floor level within the east and west elevation without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of the privacy of the neighbouring properties, and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 and Planning Policy Statement 1.

- 8 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.

**Reason:** In the interests of highway safety and having due regard to Policies T5 of the Hampshire County Structure Plan (Review), T9 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 13.

- 9 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

**Reason:** In the interests of highway safety and having due regard to Policies T5 of the Hampshire County Structure Plan 1996-2011 (Review), T9 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Guidance 13.

- 10 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to 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 PC1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 23.



- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, 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 the amenities of neighbouring properties and having due regard to Planning Policy Statement 1.

**Other Important Information:**

In reaching its decision the Council has had regard to the Policies:-

Hampshire County Structure Plan 1996-2011 (Review)  
T5 Transport

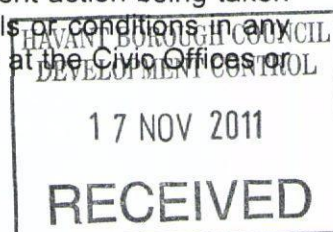
Havant Borough District Wide Local Plan 1996-2011  
D1 High Quality Design

PC1 Control of Potentially Polluting Uses

T9 Provision of Vehicle Parking and Turning Facilities

The Council, having regard to the objectives of these Policies, 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 streetscene, the effect on neighbouring properties and parking provision. 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/pes](http://www.planningportal.gov.uk/pes).
- (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.



*J.A. G.*  
Mrs J A Batchelor  
Head of Development & Technical  
Services

27 February 2009