Havant BOROUGH COUNCIL

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For: Bellway Homes Wessex and J S Bloor Southern

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

Application Number: APP/12/00168
Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN
Proposal: Variation of approved plans under Condition 3 of Planning Permission APP/11/01089 for plots 5, 6, 8-15, 37-39, 44, 45, 48-51 and 54-64 to include various changes to house and garage types, elevational changes and minor resiting, also reconfiguration of car parking spaces.

Further to your application received on 13 February 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 For the purposes of development within the two areas outlined in red on the site location plan drawing no. SLP-01 submitted with the current application, the approved drawings relating to elevations, floor plans, layout and street elevations for those areas of the development are now as follows:

Site Layout SLA-01
Street Elevation 1 SE-01
Street Elevation 2 SE-02 A
Garage and plan elevations (plots 54-58) GP54-58
Housetype 3B1 Plans plots (54 & 55) HT-3B1-01
Housetype 3B1 Elevations (plots 54 & 55) HT-3B1-02 A
Housetype 3D1E Plans (plots 44-45) HT-3D1E-01 A
Housetype 3D1E Elevations (plots 44-45) HT-3D1E-02 A
Housetype 3D2E Plans (plots 48-51) HT-3D2E-01 A
Housetype 3D2E Elevations (plots 48-51) HT-3D2E-02 A
Housetype 3F Plans (plots14 & 15) HT-3F-01 B
Housetype 3F Elevations (plots 14 & 15) HT-3F-02 A
Housetype 4AD Plans (plots 57-60) HT-4AD-01 B
Housetype 4AD Elevations HT-4AD-02 B

Housetype 4B4 Plans (plots 08,09,11+12) HT-4B4-01 A
Housetype 4B4 Elevations (plots 09 + 11) HT-4B4-02 B
Housetype 4B4 Elevations (plots 08 + 12) HT-4B4-03 A
Housetype 4B5 Plans (plots 10 + 13) HT-4B5-01 A
Housetype 4B5 Elevations (plots 10 + 13) HT-4B5-02 B
Housetype 4E Plans (plot 56) HT-4E-01 B
Housetype 4E Elevations (plot 56) HT-4E-02 B
Housetype B3B1 Plans (plots 05,06,37,38,39) HT-B3B1-01
Housetype B3B1 Elev's (plots 05,06,37,38,39) HT-B3B1-02
Housetype L & M Plans (plots 61 - 64) HT-LM-01 B
Housetype L & M Elevations (plots 61 - 64) HT-LM-02 E

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 District Wide Local Plan 1996-2011

H4	(Reserve Housing Sites)
R16	(New Open Space)
R17	(Playing Space Related to New Housing Development)

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS19	Effective Provision of Infrastructure
CS21	Developer Requirements
CS9	Housing
DM1	Recreation and Open Space
DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM13	Car and Cycle Parking on Residential Development
DM15	Safeguarding Transport Infrastructure
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 design and appearance, the effect on neighbouring properties, highways and other issues. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

(4) This permission relates only to the variation of plan drawings within the two areas of development outlined in red on the site location plan drawing no. SLP-01, submitted as part of the current application. You are advised that all planning conditions of APP/11/01089 reserved matters approval, and other plans which form part of that permission, as well as outline planning permission ref: 10/74014/000 remain in place and the requirements of these must be met in full.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

11 May 2012