Havant
BOROUGH COUNCIL

Civic Offices
Civic Centre Road
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9248 0263
DX50005 Havant
www.havant.gov.uk

To:
Mr Jupp
Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

For: .
Powell Homes Ltd

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Approval of Reserved Matters

Application Number: APP/11/00080
Site Address: St John Ambulance Headquarters, Convent Lane, Emsworth, PO10 7JJ
Proposal: Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004.

Further to your application received on 27 January 2011, Havant Borough Council as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission 08/58345/004** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The conditions imposed on the Outline Planning Permission 08/58345/004 dated 22 October 2008

(ii) The plans and other documents submitted with your application; and

(iii) The following additional conditions:

Conditions:

1 The development shall not be brought into use until a minimum of 3 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 Policy DM13 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework, and Planning Policy Guidance 13.

2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order (as amended), no alteration to the roof of the dwelling hereby approved (including the addition of windows, rooflights or alteration or extension of recessed dormer windows) permitted by Part 1, Classes A, B or C of the 1995 Order (as amended), shall be constructed without the prior written approval of the Local Planning Authority.
Reason: To safeguard the residential and visual amenities of the occupiers of 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 Planning Policy Guidance 1.

3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order (as amended), no alteration or extension to the dwelling hereby approved permitted by Part 1, Class A of the 1995 Order (as amended), shall be constructed or undertaken without the prior written approval of the Local Planning Authority.
Reason: To safeguard the residential and visual amenities of the occupiers of 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 Planning Policy Guidance 1.

4 Demolition, clearance, excavation, road or construction works shall take place only between 08.00 hours and 18.00 hours on Mondays to Fridays and between 08.00 and 13.00 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 Planning Policy Statement 23.

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
DM13	Car and Cycle Parking on Residential Development

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 3	(Housing)

The Council considers, 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 effect on the streetscene and the character of the area and neighbouring amenities. 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.gvo.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) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

Julia Potter
Executive Head of Planning and Built Environment

15 April 2011