



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:
Mrs C Moore
Nyetimber 43 Bath Road
Emsworth
Hants
PO10 7ER

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

Application Number: APP/10/01006

Site Address: Nyetimber, 43 Bath Road, Emsworth, PO10 7ER

Proposal: Extension of time limit for implementation of Planning Permission
07/55518/003 for alterations and extensions providing three storey living accommodation,
first floor terrace and canopy roof over new porch. First floor extension to
garage/boathouse; detached triple garage, cycle and gardens store. Pergola and
associated landscaping.

Further to your application received on 16 December 2010 which was valid from 20 December
2010 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.
- (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 The external materials to be used shall match in type, colour and texture those on
the existing building.
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 Planning Policy Statement 1.
- 3 Construction of the garage building hereby permitted shall not commence until
samples and details of all external facing and roofing materials have been submitted
to and approved in writing 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

- 4 The windows at or above 1st floor level in the north and east elevations since marked 'X' on the plans hereby approved as part of planning permission reference 07/55518/003 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

- 5 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.

- 6 Notwithstanding the provision of any Town and Country Planning (General Permitted Development) Order, no alteration to the roof of the boathouse hereby approved including the addition of windows, permitted by Part 1, Classes B or E of the Town and Country Planning (General Permitted Development) Order 1995, as amended in 2008, shall be constructed 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

- 7 Notwithstanding the provision of any Town and Country (General Permitted Development) Order, no alteration to the roof of the garage hereby approved, including the addition of windows permitted by Part 1, Classes B or E of the Town and Country Planning (General Permitted Development) Order 1995, as amended in 2008, shall be constructed without 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 CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.

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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM13	Car and Cycle Parking on Residential Development
DM9	Development in the Coastal Zone

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, 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 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.



Julia Potter
Executive Head of Planning and Built
Environment

13 April 2011