Havant BOROUGH COUNCIL

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Mr J Durkin
Cherish House
47 North Street
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Hants
PO10 7PG

For: Mr J Gannon

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

Application Number: APP/11/01751
Site Address: 2 Washington Road, Emsworth, PO10 7NN
Proposal: Demolition of existing garage and boiler room. Construction of two storey side extension. (Revised application.)

Further to your application received on 08 November 2011, 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 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 The rooflight windows in the west-facing roofslope of the extension hereby approved shall at all times have a cill level of not less than 1.7m above internal floor level and 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. Furthermore the rooflight to bedroom 3 shall be at all times fixed and unopenable. This condition shall apply notwithstanding any information contained in the current application.
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.

4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order 1995 (as amended), or of any subsequent Order replacing or re-enacting that Order, no additional windows shall be created in the western facing wall at first floor level or roof-slope of the extension to the dwelling hereby permitted nor shall any approved windows in the western facing wall at first floor level or in the roof-slope of the extension be enlarged, without the prior written approval of the Local Planning Authority.
Reason: In the interests of neighbouring amenity and in accordance with Policy CS16 of the Havant Borough Core Strategy.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Existing Roof/Floor/Elevation Plans
Proposed Roof/Floor/Elevation Plans

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 Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

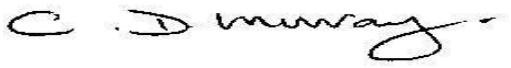
The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the design and appearance and the impact on neighbouring amenity. Having taken into account 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.

Our Ref: APP/11/01751



Mr Chris Murray
Service Manager (Planning Development)

16 December 2011

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