

- 18/4 Applicant Amendment requested for annotations and conservatory to rear / side elevation.
- 18/4 Neighbour Rachel Lawson concern overlooking + parking (area indicated does not belong to applicant).
01243 374512
- 18/5 Applicant Met Ms Foxburgh on site with RM. Outlined the likely reasons for refusal based on the overbearing nature and overlooking. Asked them to consider the 1st floor layout which might reduce the number + size of the dormers (possibly one on each side) Applicant to send amended plan.

6/6/11

Applicant

Email sent to advise
on proposed changes
(discussed with SC after
site visit).

To:
Mrs Z Roxburgh
3 Grenfield Court
Emsworth
Hants
PO10 7SA

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

Application Number: APP/11/00273

Site Address: 4 Grenfield Court, Emsworth, PO10 7SA

Proposal: Side extension and loft conversion incorporating dormer windows to east and west roof slopes.

Further to your application received on 16 March 2011 which was valid from 06 April 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, as amended by plans received on 07 June 2011.
- (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 windows at first floor level in the east elevation of the building located within the sitting room and the corridor to the guest bedroom shall be fixed shut and 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.

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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 The window at 1st floor level in the east elevation of the building in the bathroom shall:

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
ii) 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 windows at first floor level in the west elevation of the building located within the bedroom and landing shall be fixed shut and 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.

- 6 The window at 1st floor level in the west elevation of the building in the guest bedroom shall:

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
ii) 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.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east and west roofslopes or the south elevation of the extension hereby approved 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.

- 8 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.

- 9 The first floor living accommodation hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and Planning Policy Statement 1.

- 10 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan Numbered Plan 3 of 3 dated 7th June 2011
 - Existing Elevations, Floor Plan and Roof Plan Numbered Plan 1 of 3 dated 7th June 2011
 - Proposed Elevations, Floor Plan and Roof Plan Numbered Plan 2 of 3 dated 7th June 2011

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
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development

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, the effect on the streetscene and parking. 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.
- (4) No part of the extension or proposed area for parking shall encroach onto neighbouring properties.



Julia Potter
Executive Head of Planning and Built
Environment
29 June 2011

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4 Grenfield Court, Emsworth, PO10 7SA

NEIGHBOURS/REPRESENTES

1	The Occupier / Owner 571 Southleigh Road Emsworth PO10 7TE	Type	✓
2	The Occupier / Owner 5 Grenfield Court Emsworth PO10 7SA	Type	✓
3	The Occupier / Owner 3 Grenfield Court Emsworth PO10 7SA	Type	✓
4	The Occupier / Owner 577 Southleigh Road Emsworth PO10 7TE	Type	
5	The Occupier / Owner 573 Southleigh Road Emsworth PO10 7TE	Type	✓
6	The Occupier / Owner 575 Southleigh Road Emsworth PO10 7TE	Type	✓
7	The Occupier / Owner 6 Grenfield Court Emsworth PO10 7SA	Type	
8	The Occupier / Owner 567 Southleigh Road Emsworth PO10 7TE	Type	
9	The Occupier / Owner 569 Southleigh Road Emsworth PO10 7TE	Type	

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4 Grenfield Court, Emsworth, PO10 7SA

CONSULTEES

1	FAO Mr P Marshall Development Engineer Highways Section Community Group Havant Borough Council	Type ICON
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4 Grenfield Court, Emsworth, PO10 7SA

NEIGHBOURS/REPRESENTES

1	The Occupier / Owner 571 Southleigh Road Emsworth PO10 7TE	Type
2	Ms R Lawson 5 Grenfield Court Emsworth Hants PO10 7SA	Type OBJ
3	The Occupier / Owner 3 Grenfield Court Emsworth PO10 7SA	Type
4	The Occupier / Owner 577 Southleigh Road Emsworth PO10 7TE	Type
5	The Occupier / Owner 573 Southleigh Road Emsworth PO10 7TE	Type
6	The Occupier / Owner 575 Southleigh Road Emsworth PO10 7TE	Type
7	The Occupier / Owner 6 Grenfield Court Emsworth PO10 7SA	Type
8	The Occupier / Owner 567 Southleigh Road Emsworth PO10 7TE	Type
9	The Occupier / Owner 569 Southleigh Road Emsworth PO10 7TE	Type
10	The Occupier/Owner 2 Hollybank Lane Emsworth Hants PO10 7UD	Type

MAH
29/6/11

APP/11/00273

4 Grenfield Court, Emsworth, PO10 7SA

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