



To:
Mr Quinton
8 Lindens Close
Emsworth
Hants
PO10 7PY

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

Application Number: APP/11/00347

Site Address: 8 Lindens Close, Emsworth, PO10 7PY

Proposal: Single storey side/rear extension and enlargement of front porch.

Further to your application received on 31 March 2011 which was valid from 07 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 supplemented by additional information received on 25 May 2011; 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 but notwithstanding any information contained in the current application, details of the roofing material (s) to be used in the construction of the utility room part of the side extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of that part of the extension.
Reason: In the interests of the amenities of the area, and given the prominence of the extensions in the streetscene of Lindens Close, to ensure that materials are of a type and quality compatible with established development, 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 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 south elevation 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.
- 4 No placement of building materials, fuels, chemicals, soil or other materials in a place where it may cause harm to the nearby retained trees.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.
- 5 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.
- 6 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan dated 31st March 2011
 - Block Plan Drawing Number 3450/500 Rev A Dated 07th April 2011
 - Roof Plan Drawing Number 3450/200 Dated 31st March 2011
 - Existing Ground Floor Plan Drawing Number 3450/1 Rev A Dated 31st March 2011
 - Proposed Floor Plan Drawing Number 3450/2 Rev A Dated 31st March 2011
 - Existing Elevations Drawing Number 3450/3 Rev A Dated 31st March 2011
 - Proposed Elevations Drawing Number 3450/4 Rev A Dated 31st March 2011
 - Section Drawing Number 3450/5 Rev A Dated 31st March 2011
 - Email received 25th May 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

- | | |
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| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design |

National Policies

- | | |
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| PPS 1 | (Delivering Sustainable Development) |
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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 and the effect on the streetscene. 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) Whilst the development appears to be within the applicants curtilage, care should be taken to ensure that development does not encroach onto neighbouring and that any necessary separate consent is obtained from the neighbouring owner for any attachment to the neighbouring property or its drainage.
- (5) The applicant is advised that development should not encroach on, under or over neighbouring property. Furthermore it is recommended that caution should be taken in the undertaking of development, including works near to or affecting the boundary or drains, to ensure that the requirements of the Party Wall Act 1996, are met.



Julia Potter
Executive Head of Planning and Built
Environment

08 June 2011