Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr P Walker
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Sell

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00759
Site Address: 84 Westbourne Avenue, Emsworth, PO10 7QN
Proposal: Part two storey and part single storey rear extension.

Further to your application received on 19 October 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, as amended by plans and documents received on 26 November 2010.

(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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough 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 north east or south west side elevations of the extensions hereby permitted 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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Council's Local Development Framework, and Planning Policy Statement 1.

4 Notwithstanding any information in the current application the window at 1st floor level in the rear (north east) elevation of the building since marked 'X' on the plans hereby approved shall:-
(i) be entirely and permanently unopenable and
(ii) be entirely and permanently 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 policies and proposals D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

5 The development hereby approved shall not commence until a detailed scheme and specification for replacement tree planting on the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting. The replacement planting shall be carried out in the planting season immediately following the removal of the existing tree in the rear garden, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To conserve and safeguard the visual amenities of the locality.

6 The existing garage shall be permanently retained for the purposes of vehicle parking. Prior to the commencement of the development hereby permitted a plan shall be submitted to and approved in writing by the Local Planning Authority to show the provision of two vehicle parking spaces on the driveway, which shall also be kept permanently available for the purposes of vehicle parking
Reason: To safeguard the amenities of the locality and to ensure adequate parking provision in accordance with policies T9 and D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011
D1 (High Quality Design)
T9 (Provision of Vehicle Parking and Turning Facilities)

National Policies
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 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.

Our Ref: APP/10/00759

(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

14 December 2010

Our Ref: APP/10/00759