

DELEGATED OFFICER REPORT

PROPOSAL	Garage conversion.
LOCATION:	63 Hornbeam Road, Havant, PO9 2UR
REFERENCE NO:	APP/25/00442
APPLICANT:	Mr Harris
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	25/08/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

SEE SAVED DM OFFICER DRAFT REPORT

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

3. Proposal

Garage conversion.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Number of neighbour notification letters sent:

Public comments - Number of representations received:

[Summarise issues raised]

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00442

Conditions:

1	The development must be begun not later than three years beginning with the date of this permission.
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	<p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan</p> <p>Block Plan</p> <p>Proposed Ground Floor Plan</p> <p>Proposed Front Elevation</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

4	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <ul style="list-style-type: none"> • Offering a pre-application advice service, and • Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, <p>In this instance:</p> <ul style="list-style-type: none"> • Your application was acceptable as submitted and no further assistance was required.
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