

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

4

Suffix

Property Name

Address Line 1

Kingsey Avenue

Address Line 2

Address Line 3

Hampshire

Town/city

Emsworth

Postcode

PO10 7HP

Description of site location must be completed if postcode is not known:

Easting (x)

474244

Northing (y)

105768

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Dobbie

Company Name

Address

Address line 1

4 Kingsey Avenue

Address line 2

Address line 3

Town/City

Emsworth

County

Hampshire

Country

Postcode

PO10 7HP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement dwelling following demolition of existing dwelling.

Reference number

APP/24/01011

Date of decision (date must be pre-application submission)

03/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

1. Condition 3

2. Condition 4

3. Condition 5

4. Condition 6

5. Condition 10

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

1. Condition 3 - Tree Protection

To protect the trees and tree roots highlighted within the Arboricultural Impact Appraisal and Preliminary Arboricultural Tree Protection Plan it is proposed to provide root and soil compaction protection to the front garden area in the form of a cellular grid and granular material laid over, similar to the appended 'Cellweb TRP' product. The protection mat will be utilised during the construction phase to provide a protected area for parking and storage (refer to Condition 5).

2. Condition 4: Bats

The Bat Assessment Report did not indicate the presence of bats in the property. Should bats be discovered during the construction phase the appropriate authorities will be contacted to remove or deal with the situation and works will be ceased until such time as the matter is addressed.

A recommendation to reduce light pollution will be addressed using sensor controlled downlighting to the externals of the property. A typical sensed light fitting is shown on the attached details.

3. Condition 5: Contractor Parking

Drawing 3959/AB-03 Rev BR1 shows the proposed driveway and parking area at the front of the property. It is proposed that this area will be utilised for parking and the storage of materials during the construction phase. Refer to Condition 3 above for details of the proposed protection to the areas which fall within the tree and root protection zone.

The proposed new dwelling is a SIP system (Structurally Insulated Panel system) meaning that the property is constructed using pre-formed, pre-insulated panels. This significantly reduces the volume of loose building materials required to be stored on site

4. Condition 6: External Finishes

Refer to attached details and finishes schedule.

5. Condition 9: Ground Source Heat Pump

The proposals do not include the installation of a ground source heat pump system.

The proposal is to install a Vaillant Arotherm air source heat pump. Details of the proposed unit and system are appended to this document.

6. Condition10: Hedgerows

The proposed hedgerow planting works are to comprise of:

1. Along the Northern back garden boundary:
 - i) Evergreen Holm Oak (*Quercus ilex*) delivery size TBC – dark blueish green leaves, with acorns, happy with coastal conditions. All to reach a 1.8m height.
2. Along the rear (West) boundary and Southern boundary:
 - ii) Pleached *Prunus Caroliniana* (Carolina cherry laurel) 1.8 m high.
3. Front East boundary:
 - iii) English Yew (*Taxus baccata*) which will arrive at Width 40cm, Height 100-120cm. All to reach a 1.8m height.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stuart Ribbons

Date

10/02/2026