

Mr S Wood
May Barn Design Ltd
May Barn
May Road
Aust
Bristol
BS35 4AX

For: Mr C Wood

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Grant of Planning Permission

Application Number: APP/20/00133

Site Address: 60 Lovedean Lane, Waterloooville, PO8 8HR

Proposal: Porch to front of property; single storey side and rear extension; first floor rear extension incorporating alteration to roof line, rear dormers with Juliette balconies; cladding to elevations; installation of flue. Single storey rear extension to existing garage.

Further to your application received on 14 February 2020, which was valid from 20 February 2020 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; Existing Layouts and Elevations Drawing Number P01
Proposed Layouts and Elevations Drawing Number P02 Rev C
Existing and Proposed Overlay Drawing Number P03 Rev A

Our Ref: APP/20/00133

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 The hereby approved garage extension shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for business purposes.

Reason: To protect the amenity of neighbouring residents from over-intensive or inappropriate use of the outbuilding, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The flat roof area in front of the Juliette balconies shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for essential maintenance.

Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
- (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 Plaza or by telephoning 023 9244 6015.
- (4) 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:
 - 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,

In this instance:

- You were updated about issues after the initial site visit, additional information and amended plans requested and forthcoming, making your proposal acceptable.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

17 April 2020