

Mr G Bramble-Stewart
GBS Designs
6 Shillinglee
Purbook
Waterlooville
PO7 5RW

For: Mr and Mrs Page

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

Application Number: APP/19/01116

Site Address: 16 Warfield Crescent, Waterlooville, PO7 7JP

Proposal: Removal of existing conservatory and erection of single storey rear extension.

Further to your application received on 12 November 2019, 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:
Existing Ground Floor and Roof Plans - 16 WARCRES 01
Existing Ground Floor Plan - 16 WARCRES 02
Existing Elevations - 16 WARCRES 03
Proposed Ground Floor and Roof Plans - 16 WARCRES 04 REV B
Proposed Ground Floor Plan - 16 WARCRES 05 REV B
Proposed Elevations - 16 WARCRES 06 REV B
Parking Plan - 16 WARCRES 07 REV B
Site Plan - 16 WARCRES 08 REV B
Block Plan - 16 WARCRES 09 REV B
Location Plan - 16 WARCRES 10 REV B

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Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 development hereby permitted shall not take place unless and until details of measures to protect the public surface water sewer in the vicinity of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To protect public infrastructure and to avoid flood risk having due regard to the National Planning Policy Framework, policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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/pes.
 - (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.
- (1) 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:
 - Your application was acceptable as submitted and no further assistance was required.

- (2) Southern Water have advised as follows:
A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

07 January 2020