



Havant
BOROUGH COUNCIL

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Mr P Galloway
17A Langstone Road
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For: Mr Pantling

**The Town and Country Planning (Development Management Procedure) (England)
Order 2010
Grant of Planning Permission**

Application Number: APP/12/00726

Site Address: 140 St Albans Road, Havant, PO9 2LA

Proposal: Construction of 1No. 2 bed end of terrace dwelling with new pedestrian access onto St Albans Road. (Revised Application.)

Further to your application received on 16 July 2012, which was valid from 30 November 2012, 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 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, unless agreed otherwise in writing by the Local Planning Authority.
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 2012.
- 3 Prior to the occupation of the dwelling hereby approved, all of the following aspects of the scheme shall have been carried out as shown on the 'Proposed Ground Floor Plan':
 - (i) the demolition of the existing garage;
 - (ii) the construction of the 1.8m high timber boundary fencing, the 1.8m high brick and timber boundary wall and amendment to walling;
 - (iii) the laying out of the car parking areas for both the existing and proposed dwellings;All fencing, walling and car parking areas shall thereafter be retained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

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Reason: In order to secure a satisfactory form of development, in the interests of highway safety and in the interests of the amenities of future occupiers of the existing and proposed properties, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the 1995 Order, as amended, shall be erected within the curtilage of the application site (i.e. to either the existing or proposed dwelling) following the implementation of the development hereby approved without the prior written approval of the Local Planning Authority.

Reason: In order to retain adequate garden space for the new and proposed dwellings, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved permitted by Part 1, Class B of the 1995 Order, as amended, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 Location Plan OS Licence 100047474

Block Plan Drawing No. 12/07/B01

Site Layout and Car Parking Drawing No. 12/07/02 Revision B

General Arrangement Drawing No. 12/07/01 Revision D

Reason: - To ensure provision of a satisfactory development.

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 6573.
- (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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 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

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 8 July 2013 which requires payment of a Hampshire County Council Transport Contribution of £3746 (Indexed) prior to the commencement of development.



Mr Chris Murray
Service Manager (Planning Development)

31 July 2013