



Havant
BOROUGH COUNCIL

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Mr Bone
PWP Architects
61 South Street
HAVANT
PO9 1BZ

For: Mr & Mrs Andrews

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

Application Number: APP/18/00314

Site Address: 4 Beechworth Road, Havant, PO9 1AX

Proposal: Single storey rear extension.

Further to your application received on 22 March 2018 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:
Proposed Elevations Plan: Drawing No 1301 Rev A
Proposed Floor Plan: Drawing No 1201
Site Location Plan: Drawing No 1101
Existing and Proposed Block Plan: Drawing No 1100
Exterior Perspective Plan: Drawing No 1005
Design and Access Statement: Received 22.03.2018
Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials and windows to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- a) Plan, section and elevation to a scale of 1:20 shown in relation to the windows
 - b) Full size glazing bar section (where appropriate).
 - c) Details and samples of materials/finishes.
- Only the materials and details so approved shall be used, in accordance with any terms of such approval.
- Reason:** To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the development hereby permitted no above ground construction works to the building shall commence until specifications and details regarding the proposed guttering on the site has been submitted to and approved in writing by the Local Planning Authority. Only the specifications and details so approved shall be used, in accordance with any terms of such approval.
- Reason:** To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (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 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, and,

In this instance:

- You were updated about issues after the initial site visit,

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- Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that if the large Pittosporum tree in the rear garden is either pruned or removed a separate formal 6 week notice of intent is required to be submitted to the arboricultural team.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

16 May 2018