



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Olafsson
Martin Ralph Architects
11 Dragoon House
Hussar Court
Brambles Business Park
Portsmouth PO7 7SF

For: Ms Clementson

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

Application Number: APP/18/00630

Site Address: Waterloo Community Centre, 10 Maurepas Way, Waterloo, PO7 7AY

Proposal: Proposed new orangery extension, proposed new changing room and accessible toilet.

Further to your application received on 19 June 2018, which was valid from 14 August 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:

Location as Existing; Block Plans as Proposed Drawing No. 17A_035 02 Rev E
Site Layout as Proposed Drawing No. 17A_035 04 Rev E
Orangery as Proposed Drawing No. 17A_035 07 Rev D
Changing Places as Proposed Drawing No. 17A_035 08 Rev D
Roof Plan as Proposed Drawing No. 17A_035 09 Rev B
Services Plans as Existing & Proposed Drawing No. 17A_035 010 Rev C
Building Elevations as Proposed Drawing No. 17A_035 13 Rev C
Building Elevations Cladding Options Drawing No. 17A_035 014 Rev C

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/18/00630

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the hereby approved orangery extension shall only be used as cafe or hall space ancillary to the existing D1 Community Centre use and for no other purpose.
Reason: To accord with the terms of this application and to ensure the use remains associated with the community hall in the interests of amenity and parking and having due regard to Policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 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 to be used externally on the building(s), including windows, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No development hereby permitted shall commence until plans and cross section details of the precise design and materials to be used in the construction of the retaining wall, including measures to protect the adjacent footpath from subsidence, have been submitted to and approved in writing by the Local Planning Authority. The retaining structure shall be erected in accordance with the approved details and maintained as such thereafter.
Reason: To safeguard the amenities of the locality and footpath, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development hereby permitted shall be commenced until a detailed landscaping scheme for the Living Wall, front elevation and levelled area around the hereby approved Orangery, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include:
- 1/ a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced;
 - 2/ any planter details;
 - 3/ species and planting sizes of the climbing plants and living wall plants; and
 - 4/ timing provisions for completion of the implementation of all such landscaping works.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any shrub or plant planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read Southern Waters New Connections Services Charging Arrangements documents which has now been published and is available to read on their website via the following link [hUps:/lbeta.southernwater.co.uk/infrastructure-charges](https://hups:/lbeta.southernwater.co.uk/infrastructure-charges)
- (5) 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; amended plans requested and forthcoming, making your proposal acceptable.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

20 September 2018