



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 A Dunks
Andrew R Dunks Ltd
22 Oberon Close
Waterlooville
PO7 8LF

For: Mr & Mrs Bell

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

Application Number: APP/18/00503

Site Address: 19 Park Avenue, Waterlooville, PO7 5DN

Proposal: Single storey side and rear extension including tiled pitched roof to existing glazed extension; with decking and steps

Further to your application received on 24 May 2018 (which was valid from 24 May 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:

1:1250 Site location plan
1:500 Site Layout Plan Drawing No. 4841/500
Existing Ground Floor Plan Drawing No. 4841/1 Rev B
Existing Elevations Drawing No. 4841/3
Proposed Ground Floor Plan Drawing No. 4841/2 Rev D
Proposed First and Second Floor Plan Drawing No. 4841/4 Rev A
Proposed Elevations Drawing No. 4841/5 Rev B
Reason: - To ensure provision of a satisfactory development.

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- 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.

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.
- (1) You are advised that there is a public foul sewer in close parallel proximity and the foundations must adhere to the following and be subject to Building Regulations approval:
1. No construction works parallel to the sewer within 500mm (in plan)
 2. Where within three meters, foundations to be taken down 150mm below the invert level.
- (2) You are advised that a formal application 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 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>.
- (3) 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)

31 August 2018