



Havant
BOROUGH COUNCIL

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Mr Cole
Cole Project Management Limited
201 Warsash Road
Warsash
Southampton
SO31 9JE

For: Mr Chatfield

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

Application Number: APP/18/00201

Site Address: 2 Wigan Crescent, Havant, PO9 3PP

Proposal: Single storey rear extension and two storey side extension, demolish and relocate existing garage to the rear.

Further to your application received on 19 February 2018, which was valid from 12 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:
Block Plan showing parking provision: Reference b90BUK/218112/298032 Revision C Re-position of garage July 2018
Site Location Plan: Drawing No p2BUK/218112/298035
Proposed Elevations Plan: Drawing No 06 Received 19.02.2018
Proposed Ground Floor Plan: Drawing No 04 Received 19.02.2018
Proposed First Floor Plan: Drawing No 05 Received 19.02.2018
Guttering Detail Received via email 23.07.2018
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/18/00201

- 3 No development work shall commence until a Tree Protection Plan and Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority outlining the position of the TPO fir tree onsite within the shared boundary and the mitigation measures to ensure its protection prior and during the development work. All such approved measures shall be carried out throughout the period of construction activity at the site.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 No development in relation to the new garage shall take place until details of existing and finished floor and site levels relative to previously agreed datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans Block Plan Reference b90BUK/218112/298032 Revision C Re-position of garage July 2018 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 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) 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

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

24 July 2018