



Havant
BOROUGH COUNCIL

Public Service Plaza
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Havant
Hampshire PO9 2AX

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www.havant.gov.uk

Mr R Downing
Keepers Lodge
1 Upper Cornaway Lane
Portchester
PO16 8NE

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

Application Number: APP/17/00897

Site Address: 63 Old Copse Road, Havant, PO9 2YA

Proposal: Front extension to garage and garage roof, removal of existing doors and replacement with single double door.

Further to your application received on 15 August 2017, which was valid from 12 October 2017 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 Plan received 11th September 2017
Site Plan received 11th September 2017
Proposed elevations received 11th September 2017
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed 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.

Our Ref: APP/17/00897

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/pes.
- (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 sought and were provided with pre-application advice
- (5) The applicant is advised that a third party has raised the possibility of bat roosts within the area. All bat species and their roosts are legally protected in the UK under the Habitats Regulations and the Wildlife and Countryside Act 1981. Should bat or their roosts be impacted you are advised to cease work and contact Natural England in order to comply with any further legal requirements.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

06 December 2017