



Havant
BOROUGH COUNCIL

Public Service Plaza
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www.havant.gov.uk

Mr Russell
D84 Architects Ltd
17 Pembroke Road
Portsmouth
PO1 2NT

For: Mr Cameron

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

Application Number: APP/17/00833

Site Address: 1A Castle Avenue, Havant, PO9 2RY

Proposal: Single storey rear extension.

Further to your application received on 31 July 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan- received 31st July 2017

Block Plan (D8417_22/01 P1) - received 31st July 2017

Existing Ground Floor Plan (D8417_22/10 Rev P1)- received 31st July 2017

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Existing North Elevation (D8417_22/20 Rev P1)- received 31st July 2017
Existing East Elevation (D8417_22/21 Rev P1)- received 31st July 2017
Existing West Elevation (D8417_22/23 Rev P1)- received 31st July 2017
Amended Proposed Ground Floor Plan (D8417_22/30 Rev P3)- received 30th August 2017
Amended Proposed North Elevation Plan (D8417_22/31 Rev P3)- received 30th August 2017
Amended Proposed East Elevation Plan (D8417_22/32 Rev P3)- received 30th August 2017
Amended Proposed West Elevation Plan (D8417_22/33 Rev P3)- received 30th August 2017

Reason: - To ensure provision of a satisfactory development.

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:

- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

21 September 2017