



Havant
BOROUGH COUNCIL

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Mr Moore
Plainview Planning LTD
Clarendon House
42 Clarence Street
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For: Mr & Mrs Page

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

Application Number: APP/17/01130

Site Address: 20 London Road, Widley, Waterlooville, PO7 5BS

Proposal: **Erection of ancillary granny annex.**

Further to your application received on 20 October 2017, which was valid from 22 November 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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation, nor shall it be used for any business, commercial or industrial purposes whatsoever which would not be considered to be ancillary use.
Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved in writing by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine

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maintenance, which does not change its details.

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The external materials used shall be as indicated on the hereby approved planning statement (Document reference: 1874/CMAC/) 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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (Dwg No- 171009v1cs/01A)- received 23rd October 2017

Existing site plan (Dwg No- 171009v1cs/02A)- received 23rd October 2017

Proposed site plan (Dwg No- 171009v1cs/03A)- received 23rd October 2017

Proposed elevations and floor plans (Dwg No- 171009v1cs/05A)- received 23rd October 2017

Planning Statement (1874/CMAC/)- received 23rd October 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/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 were updated about issues after the initial site visit

- (5) 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

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Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

10 January 2018