



Havant
BOROUGH COUNCIL

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Mr M R Harvey
Hampshire Surveyors.Co.Uk
17 Wellsworth Lane
Rowlands Castle
PO9 6BX

For: Mr M Aldridge

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

Application Number: APP/17/01257

Site Address: 35 Auriol Drive, Havant, PO9 3LS

Proposal: Single storey rear and two storey side extension, hip to gable alterations to the roof, and a rear dormer.

Further to your application received on 23 November 2017, which was valid from 04 December 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/block plan - D1 (rev A)
Elevations as existing - D6 (rev A)
Elevations as proposed - D7 (rev B)
Second floor plan as proposed - D8 (rev A)
Section A-A - D9 (rev A)
Ground floor plan as existing - D2 (Rev A)
First floor plan as existing - D3 (rev A)
Ground floor plan as proposed - D4 (rev A)
First floor plan as proposed - D5 (Rev A)
Reason: - To ensure provision of a satisfactory development.

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- 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.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the windows above ground floor level on the eastern and western elevations shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties 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:

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

- (2) SGN have advised that there are high pressure pipelines in the vicinity of the proposed works. Although they have advised that the proposal would not affect the high pressure assets according to the plans provided, should any aspects of the proposal be altered, SGN should be contacted immediately on 0800 912 1722 or sgn.co.uk

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

26 January 2018