



Havant
BOROUGH COUNCIL

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Mr Knightley
Knightley Associates
Spring Gardens
Bradford's Quay
Wadebridge
PL27 6DB

For: Miss Glover

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

Application Number: APP/17/01158

Site Address: 27B Queens Road, Waterloo, PO7 7SB

Proposal: First floor rear extension (including Juliet balcony), supported with brickwork piers.

Further to your application received on 26 October 2017, which was valid from 16 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 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.

- 3 Prior to the commencement of any demolition or construction works on this site the applicants will be required to submit a Tree Protection Plan that complies with BS5837 recommendations and shows the location and specification for protective fencing. Works may not commence until this Tree Protection Plan has been approved in writing by the Local Planning Authority. For guidance it is expected that this will show the protection for the off-site Poplar to the rear and the Oaks and other trees on grassed areas to the front of the property where exclusion of site traffic is required and prevention of the storage of chemicals and materials within the Root Protection Areas [as prescribed under BS5837:2012].
Reason: To protect the conservation and enhancement of existing trees in accordance with policies CS11 and DM8 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, no windows or doors shall be installed in the first floor rear elevation of the extension without the prior approval of the Local Planning Authority.
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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No. SK:2017:113:03:02 Location plan
Drg No. SK:2017:113:02:00 Site plan
Drg No. SK:2017:113:01:01 Existing and proposed floor and elevations plan
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:

- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

10 January 2018