



Havant
BOROUGH COUNCIL

Public Service Plaza
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Hampshire PO9 2AX

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www.havant.gov.uk

Mr I Murray
173 Rushdene Havant Road
Hayling Island
PO11 0LF

For: Mr Hills

**Unable to determine appropriate legislation from application type.
Grant of Planning Permission**

Application Number: APP/17/01014

Site Address: 78 Silvester Road, Waterloo, PO8 8TS

Proposal: Addition of detached single garage to the front of the property

Further to your application received on 19 September 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:
Site and Location Plan: Drawing No A105
Garage Elevations and Plan: Drawing No A104
Proposed Site Sections: Drawing No A106
Proposed Views: Drawing No A107
Reason: - To ensure provision of a satisfactory development.
- 3 Should any tree be removed as a result of the development a tree of similar species shall be planted as a replacement in the front amenity space of the dwelling along the frontage with Silvester Road prior to the garage being brought into use. Any replacement tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development is likely to impact the existing tree on site detracting from the character and appearance of the area. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area

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having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable 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.

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

31 October 2017