



Havant
BOROUGH COUNCIL

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For: Mr & Mrs Heaton

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

Application Number: APP/17/01245

Site Address: 22 Manor Close, Havant, PO9 1BD

Proposal: Single storey car port with one bed annex in roof space above to replace existing one in rear garden.

Further to your application received on 21 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 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the conservation area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the roof lights have been submitted to, and approved in writing by the local planning authority. The details to comprise:- 1:20 and 1:50 elevations and floor plan; including the method of fixing, the materials used, and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.
Reason: In order to safeguard the conservation area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows have been submitted to, and approved in writing by the local planning authority. The details to comprise:- 1:20 and 1:50 elevations and floor plan; including the method of fixing, the materials used, method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.
Reason: In order to safeguard the conservation area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the roof lights in the first floor on the south east elevation shall be fitted with non-opening lights and 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.
- 6 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and insufficient on-site parking 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.
- 7 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 08/11/2017 and supplied by Andrew Southcott, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 28021-PD100 Rev B Location and site plan
Drg no. 28021-PD102 Proposed block plan
Drg no. 28021-PD101 Proposed floor and elevations plan
Drg no. AS/PH/1117 TPP Rev A Tree protection plan
Drg no. AS/PH/1117 TCP Tree constraints plan
Drg no. AS/PH/1117 TSP Tree survey plan
Arboricultural report dated 08/11/2017
Tree protection plan dated 08/11/2017
Design and access statement dated 11/2017

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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

14 February 2018