



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Seafront
Hayling Island PO11 9AN

For: Mr Hobbs

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

Application Number: APP/17/00756

Site Address: 358 London Road, Waterlooville, PO7 7SR

Proposal: Single storey side extension, construction of new double garage to front, alter and raise existing front boundary wall to a maximum of 1.8m.

Further to your application received on 12 July 2017, which was valid from 24 August 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: Reference OI1141114

Site Plan: Reference OI1141115

Section Plan: Received 11.07.2017

Proposed Elevations and Floor Plan for Garage: Received 11.07.2017

Proposed Ground Floor Plan for Extension: Received 11.07.2017

Proposed Elevations Plan for Extension: Received 11.07.2017

Proposed and Existing Boundary: Received 11.07.2017

Tree Report: Received 24.08.2017

Tree Protection Plan: Drawing No BJH 03/04

Arboricultural Method Statement Submitted 04.09.2017

Tree Constraints Plan: Drawing No BJH 01/02

Reason: - To ensure provision of a satisfactory development.

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- 3 The external materials used shall be as set out on the approved plans or 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.
- 4 The development must be undertaken in accordance with the Tree Report Received 24.08.2017, Tree Protection Plan Drawing No BJH 03/04, Tree Constraints Plan Drawing BJH 01/02 and Arboricultural Method Statement dated 04.09.2017 supplied by *Bernie Harverson, Arboricultural Assessment*.
Reason: To secure the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Andrew Biltcliffe

Andrew Biltcliffe

