



Havant
BOROUGH COUNCIL

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Mr Dunks
Andrew R Dunks Ltd.
Unit 1
Brambles Enterprise Centre
Waterberry Drive
Waterlooville
PO7 7TH

For: Mr Newing

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

Application Number: APP/17/00849

Site Address: 61 Geoffrey Avenue, Waterlooville, PO7 5BH

Proposal: Rebuilding of existing bungalow to include new front porch, rear extension and front and rear dormers. (Part Retrospective)

Further to your application received on 01 August 2017, which was valid from 09 August 2017 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 hereby permitted shall be carried out in accordance with the following approved plans:
Site layout plan - Drawing number: 4623/500 Rev C
Roof plan - Drawing Number: 4323/200 - Rev A
Cross section - Drawing Number: 4623/9 - Rev B
Proposed elevations - Drawing Number 4623/8 - Rev C
Proposed first floor layout - Drawing Number 4623/4 - Rev E
Proposed Ground floor plan - Drawing Number 4623/3-Rev E
Reason: - To ensure provision of a satisfactory development.
- 2 The external materials used shall be those as outlined in section 9 (Materials) of the associated application form.
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.

Our Ref: APP/17/00849

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class A, of Schedule 2, Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: Any extensions to the dwelling hereby approved need to be carefully controlled given the limited garden size remaining and proximity to the immediate neighbouring properties, and having due regard to policy CS16 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 Development Control 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

04 October 2017