



Havant
BOROUGH COUNCIL

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Mr David Packham
Kingswell Design and Build
21 The Precinct
London Road
Waterlooville
PO7 7DT

For: Mr and Mrs Stephen and Helen Hughes

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

Application Number: APP/17/01281

Site Address: 40A Lovedean Lane, Waterlooville, PO8 8HJ

Proposal: Construction of detached photography studio, office, w.c. and store, with hipped roof, on levelling slab; and erection of fence and trellis of height of 2.5m on northern boundary. (Resubmission of APP/17/00615).

Further to your application received on 30 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 development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 Site Location Plan
Block Plan
Proposed Floor Plans and Elevations with Hip End Revision B
Reason: - To ensure provision of a satisfactory development.

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- 3 The 10m long landscaped sleeper bed on the northern boundary shall be planted with a minimum of 8Nos. Arrow Bamboo (*pseudosasa japonica*) plants at a minimum height of 1.8m. The sleeper bed shall be continuously lined with a root-proof barrier or membrane, with all joins to be overlapped and secured with specialist joining tape to minimum 0.6m depth. These hereby approved landscaping works shall be implemented in full before the first occupation of the hereby permitted development. Any of these plants which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by plants of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
- Reason:** To ensure the provision, establishment and maintenance of a reasonable standard of screening in accordance with the approved designs and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The hereby approved outbuilding shall be used only as a photography studio, office and workshop by Mr Stephen Hughes, or for purposes incidental to the occupation of the existing dwelling at 40A Lovedean Lane. The building shall not be used a separate unit of occupation or for any other business purposes, other than those outlined in this condition.
- Reason:** To ensure the use has an acceptable impact on the residential amenities of adjoining residents and in the interests of highway safety having due regard to policies CS16, DM10 and DM13 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:

- You were updated about issues after the initial site visit; landscaping details requested and forthcoming, making your application acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

15 January 2018