



Havant
BOROUGH COUNCIL

Civic Offices,
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr & Mrs A Darville
11A Langstone Road
Havant
Hants
PO9 1RA

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00258

Site Address: 11A Langstone Road, Havant, PO9 1RA

Proposal: Front porch and canopy. New 1.8m high boundary wall fronting Langstone Road.

Further to your application received on 08 June 2010 which was valid from 28 June 2010 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 your application.
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Council's Local Development framework, and Planning Policy Statement 1.
- 3 Any gates to be provided shall be set back a distance of at least 4.5 metres from the edge of the carriage way of the adjoining highway.
Reason: In the interests of highway safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Local Development Framework and Planning Policy Guidance 13.

Our Ref: APP/10/00258

- 4 The tree works to be carried out in accordance with the method statement submitted with application 10/00258 received by Havant Borough Council on the 28th June 2010 and subject to the following additional requirements:

- a) Immediately prior to the commencement of works protective fencing shall be erected at the edge of the hard-surfaced area and shall be retained for the period of construction works in accordance with BS 5837: 2005 Tree in Relation to Construction.
- b) Any tree roots found during excavation works shall be fully protected via bridging and root wrapping; backfilling works will be carried out using Amsterdam Tree Soil or a similar medium

Reason: In order to protect the Horse Chestnut Tree subject to TPO 0880 in accordance with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Local Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

- D1 (High Quality Design)
- T7 (Criteria for Access to Development)
- T9 (Provision of Vehicle Parking and Turning Facilities)

National Policies

- PPG13 (Transport)
- PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design and the effect on neighbouring properties. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (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 Civic Offices, or by telephoning 023 9244 6015.



Mrs J A Batchelor
Head of Development & Technical
Services

23 August 2010