Havant
BOROUGH COUNCIL

Civic Offices
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To:
Mr R Floyd
Havant Building Services
47 Fourth Avenue
Havant
Hants
PO9 2QY

For: Mr Sandell

**THE TOWN AND COUNTRY PLANNING ACT 1990**
**Grant of Planning Permission**

**Application Number:** APP/10/00928
**Site Address:** 33 Lymbourn Road, Havant, PO9 2SL
**Proposal: Erection of front porch and rear 'lean to' style extension.**

Further to your application received on 19 November 2010 which was valid from 25 November 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, as supplemented by additional plans received on 10 January 2011.

(ii) The following conditions:

**Conditions:**

1 The works to which this Conservation Area Consent relates must be begun within a period of 3 years beginning with the date of which this consent is granted.
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to saved policies D1 and HE1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 5.

3 The window in the north elevation of the single storey rear extension since marked 'X' on the plans hereby approved shall:-
(i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Plannign Policy Statement 1.

4 Construction shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
**Reason:** To prevent damage to the adjacent public sewer and having due regard to saved policy PC3 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23.

**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

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|---|---|
| D1 | (High Quality Design) |
| HE1 | (Development in Conservation Areas) |
| PC3 | (Protection of Water Quality) |

National Policies

| | |
|---|---|
| PPS 1 | (Delivering Sustainable Development) |
| PPS 5 | (Planning for the Historic Environment) |
| PPS23 | (Planning and Pollution Control) |

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, the effect on the Conservation Area and the effect on the 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.

(4) The applicant's attention is drawn to the existence of public foul and surface water sewers within close proximity to the development proposed, which may have implications for the manner in which this permission can be implemented.

Julia Potter
Executive Head of Planning and Built Environment

17 January 2011