

APPEAL: 18 Spring Vale, Waterlooville

SUGGESTED CONDITIONS

Planning Inspectorate Reference APP/X1735/C/23/3335825
(Linked Cases: APP/X1735/C/23/3335826, APP/X1735/W/23/3335830)
Havant Borough Council Reference APP/22/00816

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:

Block Plan Drawing No. P12

Location Plan Drawing No. P13

Proposed Ground and First Floor Plans Drawing No. A.09 uploaded 10th august 2023

Proposed Roof Plan Drawing No. A.10 uploaded 10th August 2023

Proposed North East and North West elevations Drawing No. A.11 uploaded 14th September 2023

Proposed South East and South West Elevations Drawing No. A.12 uploaded 14th September 2023

Reason: - To ensure provision of a satisfactory development.

3 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the dormer window serving the ensuite in the first floor on the side elevation facing north east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the ensuite rooflight windows in the first floor on the side elevation facing north east shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. The existing dormers to the south west and north east elevations shall be altered to accord with the dormer design hereby approved within 6 months of the date of this planning permission.

Reason: In the interests of the character and appearance of the building and the surrounding area and to reduce the impact on the adjoining residential properties having due regard to policy CS16 of the Havant borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.