

Mr Jay
The Planning Service
Studio 134 North Lane
Clanfield
Waterlooville
PO8 0RL

For: Mr Robinson

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

Application Number: APP/22/00255

Site Address: 134 London Road, Waterlooville, PO7 5SU

Proposal: Proposed front extension and new entrance.

Further to your application received on 11 March 2022, which was valid from 14 April 2022, 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:
Arboricultural Statement
Tree Protection Plan - Drawing No. P004
Design and Access Statement
Existing Location and Site Plan - Drawing No. E001
Existing Elevations - Drawing No. E002
Existing Photos - Drawing No. E003
Existing Floor Plans - Drawing No. E004
Proposed Location and Site Plan - Drawing No. P001
Proposed Elevations - Drawing No. P002
Proposed Floor Plans - Drawing No. P003
Reason: - To ensure provision of a satisfactory development.

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- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 4 No development hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to the existing TPO tree adjacent to the site throughout implementation of the same has been implemented as set out in the Tree Protection Plan - Drawing No. P004. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during such implementation is in progress.
Reason: To safeguard the continued health and presence of the trees and to protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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.
- (1) Your attention is drawn to the consultation response received from Southern Gas regarding the proximity of the development to gas infrastructure. The full response can be viewed on the Council's website in the case file associated with this application, however your attention is drawn to the following Southern Gas advice:
- (i) There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.*
- (ii) Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.*
- (iii) It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.*

(2) In accordance with paragraphs 38-50 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:

- Your application was acceptable as submitted and no further assistance was required.

(3) Your attention is drawn to the fact that the Oak tree (T3) located on this site and on adjoining land is protected by TPO 1899. Consent to carry out works to this tree will require consent from the Council. Should you require any further advice on this please contact the Arboriculturalist via the Customer Service Centre on 023 9244 6015.

Simon Rowberry

Simon Rowberry
Executive Head of Place (Interim)

16 August 2022