



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mrs Grinstead
Your Home Plans Ltd
Drop Anchor
Drift Lane
Bosham
Chichester PO18 8PP

For: Mr Meades

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

Application Number: APP/15/01187

Site Address: 25 Castle Avenue, Havant, PO9 2RY

Proposal: Front and side single and double storey extension, part loft conversion to mezzanine, rear single storey extension, changes to exterior cladding.

Further to your application received on 16 October 2015, 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 external materials, unless specified on the approved plans / application form, 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - P1
Block Plan - 01
Existing elevations - A101
Proposed elevations - A102
Existing and proposed GF and FF - A103
Existing and proposed elevations - A104

Our Ref: APP/15/01187

Reason: - To ensure provision of a satisfactory development.

- 4 The balcony shall not be brought into use until a 1.8m (measured from floor level of the balcony) high obscure glazed screen has been installed on the north side of the balcony, the details of which are to be submitted and agreed in writing by the Local Planning Authority. The permitted screen shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard the privacy of the occupiers of neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development 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:

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

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

11 December 2015