



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

Mr & Mrs Brooks
1 Woodbury Avenue
Havant
PO9 1RH

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

Application Number: APP/15/00897

Site Address: 1 Woodbury Avenue, Havant, PO9 1RH

Proposal: Double garage with multi-use room over. Renewal of panel fencing to west boundary new masonry wall to south boundary (front) including new dropped kerb.

Further to your application received on 14 August 2015, which was valid from 19 September 2016, 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building and walls have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The use of the amended access hereby permitted shall not commence until the existing access to the site from Woodbury Avenue has been closed.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first use of the building hereby permitted the most northerly dormer windows in the first floor on the east facing elevation 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 The building hereby permitted shall be used for purposes ancillary to the principal use of the site for residential purposes and shall not be used for any business purposes.
Reason: The location of the site is unsuitable for the establishment of business activity as a principal or mixed use having due regard to policies CS16, CS20 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out solely in accordance with the Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan by Martin Dobson Associates dated 4th August 2016.
Reason: To ensure the retention of important trees along the Langstone Road frontage including trees subject to a Tree Preservation Order in the interests of the character and visual 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.
- 7 The development shall not commence above ground level unless and until details of the proposed surfacing materials including the measures to ensure that gravel is not transferred to the public highway have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development has an acceptable appearance and in the interests of highway safety having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan OS License No. 100030848
Wall Detail Only (other details on plan superseded) on Drawing TR02 received 14th August 2015
Site Plan Drawing No. TR03 A
Proposed West Elevation Drawing No. TB01 dated September 2016
Proposed North, East (incorrectly labeled west), and South Elevations Drawing No. TB01 dated September 2016
Proposed Ground Floor Plan received 14th November 2016
Proposed First Floor Plan received 14th November 2016
Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan Martin Dobson Associates Ref MDA: E80 dated 4th August 2016
Tree Constraints Plan June 2016
Tree Protection Plan June 2016
Planning Statement July 2015
Reason: - To ensure provision of a satisfactory development.

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) 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:

- You were updated about issues after the initial site visit.
- (2) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:
Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
 - (3) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

Andrew Biltcliffe

Andrew Biltcliffe

Head of Planning

14 November 2016