



Havant
BOROUGH COUNCIL

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Mr D P Manns
D M Designs
18 Frances Road
Purbrook
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For: Mr Kaz Miah

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

Application Number: APP/15/00982

Site Address: 15 Billett Avenue, Waterlooville, PO7 7SZ

Proposal: **Proposed single storey outbuilding extension incorporating pool enclosure.**

Further to your application received on 07 September 2015, which was valid from 29 January 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable as per the submitted details.
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 outbuilding extension and pool enclosure hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial, living space or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

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- 4 All works carried out to the site must be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan including Arb supervision onsite.
Reason: To safeguard the health and well being of the tree(s) in the interests of the character and visual amenities of the area and having due regard to policies DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey, Block Plan, Proposed Elevations, Proposed Ground Floor, Proposed Roof Plan: Drawing Number KAS_(sp) 01A Rev A Revised Plan Received 09.10.15
Arboricultural Tree Report Submitted by Email: Received on 19.01.16
Confirmation that Annex has Ancillary Use by Email: Received 09.10.15
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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.

- (2) Regarding Hours of Work:
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:
8.00 – 18.00 and Saturday: 8:00 – 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (3) Regarding Bonfires:
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.
- (4) Regarding Dust Control:
You are hereby requested to ensure that dust mitigation measures are put in place, to prevent any potential dust nuisance from occurring during the demolition / construction phases of the development. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (5) Regarding light pollution:
You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the proposed building, is so positioned so as not to cause nuisance. This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (6) Southern Water
The applicant is advised that:
-No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works.
-No new soakaways should be located within 5 metres of a public sewer
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330303 0119) or www.southernwater.co.uk".

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

22 March 2016