



Havant
BOROUGH COUNCIL

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Mr Bennett
Kalotec Limited
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For: Mr Chaplin
C&G Developments Ltd

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

Application Number: APP/15/01387

Site Address: 109 London Road, Cowplain, Waterlooville, PO8 8XJ

Proposal: Variation of Condition No. 2 of Planning Permission APP/15/00255 to amend plans for plot 3 to provide accommodation over attached garage including amended first floor layout.

Further to your application received on 14 December 2015 (which was valid from 07 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Layout plot 3 2015.078 PL1.01 Rev A
Plot 3 floor and roof plans 2015.078 PL.102 Rev A
Plot 3 Elevations 2015.078 PL.103 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building(s) hereby permitted shall be in accordance with the materials approved in respect to planning permission APP/15/00255.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011

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and the National Planning Policy Framework 2012.

- 4 Landscaping of the plot shall be in accordance with the details approved in respect to planning permission APP/00255.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No dwelling shall be occupied until space for the parking of vehicles has been provided within each site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no extensions, alterations, buildings or structures permitted under Schedule 2, Part 1, Classes A, B, C and E of the Order shall be constructed at or erected within the curtilages of the dwellings hereby permitted without the prior approval in writing of the Local Planning Authority.
Reason: To enable the Local Planning Authority to maintain control of such additions in the interests of the character and appearance of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework
- 7 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / building hereby permitted the en suite window in the first floor on the east side 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.
- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed above ground floor level in the development hereby permitted without the 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 2012.

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

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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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- () 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,
- () This permission APP/15/00255 was subject to a contribution of towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

11 February 2016