



Havant
BOROUGH COUNCIL

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Mr Anthony Kanavan
Kanavan & Wingfield
2 Portland Road
Waterlooville
PO7 7TN

For: Mr James Predeth

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

Application Number: APP/16/00245

Site Address: 13 Masefield Crescent, Waterlooville, PO8 8JT

Proposal: Installation of garden shed and workshop.

Further to your application received on 07 March 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 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Amended proposed plan - 2301:1a

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.

Our Ref: APP/16/00245

(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:

- You were updated about issues after the initial site visit

(5) The Countryside Service team of Hampshire County Council have advised that records show the existence of Havant Footpath no. 9 through the property. Although this has self-evidently not been in public use for many years, it remains recorded as a right of way, a factor which might be identified in a Search when the property is next put up for sale. Should this application be approved, it may represent an opportunity for the applicant to apply to the Planning Authority for an extinguishment of the route under the section 257 Town and Country Planning Act, on the grounds that it is required in order to implement an approved development.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

29 April 2016