24 SEP 2006
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Havant
BOROUGH COUNCIL

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To:
Mr J Fraser
Bays Curry McCowen
The Old Dairy
Winchester Hill
Winchester
Hants
SO213NZ

For: Dr J Sargent
South Africa Lodge Ltd

FOR INFORMATION.

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 04/56387/012
Site Address: South Africa Lodge, Stakes Hill Road, Waterlooville, PO7 7NR
Proposal: Single storey extension to south east elevation and alterations to existing bungalow.

Further to your application received on 24 June 2004 which was valid from 14 July 2004, 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 your application, and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To accord with the objectives of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

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3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the south east elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of adjacent neighbouring properties and having due regard to policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

4 No development including site clearance shall commence on the site until all trees, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing such as to enclose all parts of the land cross hatched green on approved drawing no. JF077 TP1. Such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that the trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

5 No development hereby permitted shall commence until further details regarding the species and sizes of the proposed screen planting to be provided between points X-X and further details regarding the species and sizes of the proposed planting to be retained and additional planting provided between points Y-Y on approved drawing no. JF077 TP1 shall have been submitted to, and agreed in writing by, the Local Planning Authority. The development hereby permitted shall not be brought into use prior to the completion of the installation of all planting as is thus approved by the Local Planning Authority. At all times thereafter, all such boundary treatment shall be retained in a wholly sound and effective condition.
Reason: In the interest of the amenities of the occupiers of neighbouring properties and having due regard to policies D1, L6, L7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

6 No development hereby permitted shall commence until plans and particulars specifying the finished levels (above ordnance datum) of the proposed courtyard area to the south west of the bungalow in relation to the south west boundary and the floor level of the bungalow have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of the amenities of occupiers of neighbouring properties and having due regard to policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Other Important Information:

In reaching its decision the Council has had regard to the policies:-

Havant Borough District Wide Local Plan 1996-2011

CS1	Community Buildings
D1	High Quality Design
L6	Conservation and Protection of Existing Natural Features
L7	New Landscape Works
PC1	Control of Potentially Polluting Uses

The Council, having regard to the objectives of these policies, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design, the effect on neighbouring properties, consideration of alternative uses and the effect on surrounding trees. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 6573.

(2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, 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.

(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 Civic Offices or by telephoning 023 9244 6015.

(4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 01 December 2005 which limits occupation of the bungalow (existing and extended as hereby permitted) to either staff of South Africa Lodge or a patient of South Africa Lodge (who meets the admission criteria and conditions of residence).

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01 MAR 2011

for Mrs J A Batchelor
Head of Development & Technical Services

23 September 2008

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