



Havant
BOROUGH COUNCIL

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Mr Power
Thorns Young Ltd
232 London Road
North End
Portsmouth
PO2 9JQ

For: Mr Baxter

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

Application Number: APP/15/01322

Site Address: 10 Lester Avenue, Havant, PO9 3HE

Proposal: Single storey rear extension including flue on south elevation.

Further to your application received on 27 November 2015, which was valid from 01 December 2015, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing and Proposed Ground Floor Plan, Existing and Proposed Elevations and Section Plan: Drawing No 8241:15 Rev B
Site Plan: O.S. Licence No 100035409
Location Plan: O.S. Licence No 100035409
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the roof tiles shall match, in type, colour and texture, those of the existing building so far as practicable. It is noted that for this application the proposed materials will be brick for the walls and black UPVC which differ from those of the existing building.
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

Our Ref: APP/15/01322

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:

- Your application was acceptable as submitted and no further assistance was required.

- (2) **Informative 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: 08:00-18:00 and Saturday: 8:00-13:00.

Reason: This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

- (3) **Informative 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.

Reason: This is in order to protect the occupants of nearby residential properties from smoke pollution.

- (4) **Informative regarding Dust Control:**

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

Reason: This is in order to protect the occupants of nearby residential properties from dust pollution.

(5) **Informative regarding wood burning or multi-fuel stoves / appliances:**

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

Reason: This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

26 January 2016