



Havant
BOROUGH COUNCIL

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Mr Moser
Design Drawn Ltd
The Clock Tower
Great Southsea Street
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For: Mr & Mrs Allan

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

Application Number: APP/15/01111

Site Address: 11 Tamar Down, Waterlooville, PO7 8QJ

Proposal: Single-storey rear extension with walk-on rooflights. Roof of extension acting as terrace for the first floor. Alterations to pavement and patio. Privacy screen on side of terrace to reduce view of neighbouring garden.

Further to your application received on 05 October 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 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.
- 3 At no time shall the terrace area over the single storey extension hereby permitted as shown on drawing number 226.P104_A be extended and used as a balcony without prior written approval from 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Drg No. 226.E100_A	Location and block plan
Drg No. 226.E101_A	Existing ground floor plan
Drg No. 226.E102_A	Existing first floor plan
Drg No. 226.E103_A	Existing roof plan
Drg No. 226.E104_A	Existing north and south elevations plan
Drg No. 226.E105_A	Existing west and east elevations plan
Drg No. 226.E106_A	Existing section plan
Drg No. 226.P101_A	Proposed ground floor plan
Drg No. 226.P102_A	Proposed first floor plan
Drg No. 226.P103_A	Proposed roof plan
Drg No. 226.P104_A	Proposed north and south elevations plan
Drg No. 226.P105_A	Proposed west and east elevations plan
Drg No. 226.P106_A	Proposed section plan

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

- (5) The site lies in a source protection zone for drinking water supplies. All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 - General guidance to the prevention of pollution', which is available on our website at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

- (6) 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

27 November 2015