



Havant
BOROUGH COUNCIL

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Mr C Fish
Cenarth
17 Nimbus Close
Beaumont Park
Littlehampton
BN17 6RX

For: Mr and Mrs Docherty

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

Application Number: APP/16/00110

Site Address: 6 Third Avenue, Havant, PO9 2QS

Proposal: Two storey rear and single storey side and rear extensions and flue.

Further to your application received on 29 January 2016 which was valid from 14 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 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 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the development hereby permitted, the window at first floor level on the eastern elevation serving the bathroom, as shown on drawing no.82/16/06 shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter with only the top half of the window being openable.
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.

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- 4 The development shall be undertaken wholly in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 07/03/2016 supplied by Kim Gifford, Arboricultural Consultant.
Reason: In the interests of the protection of nearby trees which contribute to the character of the locality, and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Drg No 82/16/01 Existing floor plan

Drg No 82/16/02 Existing and proposed roof plan

Drg No 82/16/03 Existing elevations plan

Drg No 82/16/04 Proposed floor plan

Drg No 82/16/06 Proposed elevations plan

Design and Access Statement dated January 2016

Arboricultural Impact Assessment/Tree Protection Plan dated 07/03/2016

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.

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- (5) It is the responsibility of the developer to ensure that the development is safe and suitable for its consented future use upon completion. Contamination may be present at the site as a result of its current use, or the former use of adjacent land, and there is a possibility that such contamination might be identified during the course of development. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials are encountered during groundwork, or if groundwork staff report acute symptoms (skin, eye or respiratory); works in that area of the site should cease until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. The local planning authority should be notified of the nature of the contamination, and how that contamination is to be dealt with.
- (6) 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: 8.00 – 18.00 and Saturday: 8:00 –13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

18 April 2016