



Havant
BOROUGH COUNCIL

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Mr Hackett
Sussex Building Plans
33 Highland Avenue
Bognor Regis
West Sussex
PO21 2BJ

For: Mr Haskell

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

Application Number: APP/15/00831

Site Address: 106 Southleigh Road, Havant, PO9 2PS

Proposal: Detached garage.

Further to your application received on 27 July 2015, which was valid from 14 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in fully accordance with the Arboricultural Impact Assessment & Method Statement ref 0810.bjh.Sept15 and Tree Protection Plan ref BJH 03/04.
Reason: In order to prevent possible harm to important trees subject to Tree Preservation Orders and other vegetation having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Rev 01
Block Plan Rev 01
Floor and Roof Plan, Elevations Drawing No. DH/GARAGE/01 Rev 01
Arboricultural Impact Assessment & Method Statement ref: 0810.bjh.Sept15
Tree Protection Plan Drawing No. BJH 03/04
Tree Survey & Constraints Plan ref: BJH 01/02
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.
- (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:
- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

21 December 2015