



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr K Hamilton
55 Hulbert Road
Waterlooville
PO7 7NX

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

Application Number: APP/15/00664

Site Address: 45 Hulbert Road, Waterlooville, PO7 7NX

Proposal: Change of use of public amenity land to private amenity land and erection of 1No. log cabin for ancillary living accommodation (granny annex).

Further to your application received on 11 June 2015, which was valid from 06 July 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 This permission shall be for a limited period expiring on 31st August 2020, on or before which date the cabin hereby permitted shall be permanently removed from the site and the land shall be restored to domestic curtilage unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The building is of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The cabin hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling at 45 Hulbert Road and shall not be used as a separate unit of accommodation, nor shall the building be enlarged or extended without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order.
Reason: To enable the Local Planning Authority to maintain control over the separate occupation of the cabin or its enlargement which may be out of keeping with and harmful to the character of the area, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The cabin shall be constructed and laid out in accordance with the additional Survey Drawing No 13212 S2 having a finished floor level of 33.40, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To enable the Local Planning Authority to maintain control over the finished level and visual impact of the cabin, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Arboricultural report by Johnston Tree Consultancy dated May 2015
1:1250 Site Location Plan
1:500 Site Plan
1:500 Site plan showing driveway parking for 3 cars dated 12/8/2015
Survey Drawing Proposed Cabin Drawing No 13212 S2
Cabin Scheme floor plan & elevation Drawing No CL.15.016 01 Rev A
Cabin Scheme elevations Drawing No CL.15.016 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/pes.
- (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) You are advised that 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 for further information.
- (5) 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit, additional information was forthcoming, making your proposal acceptable

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

28 August 2015