



Havant
BOROUGH COUNCIL

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Mr P Quantrill
Architectural Services
11 Mallard Close
Haslemere
Surrey GU27 1QU

For: Mr & Mrs Nineham

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

Application Number: APP/15/00876

Site Address: 39 Southbrook Road, Havant, PO9 1RL

Proposal: Two storey side extension to replace garage.

Further to your application received on 06 August 2015, which was valid from 13 August 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on 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 2012.

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

Location and Block Plan prepared by Architectural Services - dated 24/07/14
Proposed Floor Plans prepared by Architectural Services - dated 23/07/15 - Rev.A
Proposed Elevations prepared by Architectural Services - dated 24/07/15 - Rev.A

Reason: - To ensure provision of a satisfactory development.

- 4 Prior to the occupation of the extended dwelling, hereby permitted, space shall be laid out on site for the parking of two vehicles. The garage thereafter shall be retained for the parking of vehicles only. The hardstanding and retained garage will allow for three vehicles to be parked on site in total.

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Reason: To ensure that sufficient on site parking is provided on site for the extended dwelling and to accord with policy DM13 of the Havant Borough Core Strategy 2011 and the parking standards provided within the Residential Parking and Cycle Provision Supplementary Planning Document 2010.

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 sought and were provided with pre-application advice,
 - Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

02 October 2015