



Havant
BOROUGH COUNCIL

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Mr Bowles
15 Bransgore Avenue
Havant
PO9 4BH

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/00836

Site Address: 15 Bransgore Avenue, Havant, PO9 4BH

Proposal: Two storey side extension.

Further to your application received on 12 August 2014, which was valid from 22 August 2014, 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 window at first floor level in the rear elevation of the extension hereby permitted, serving an en-suite, shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. No part of the window which is less than 1.7m above internal floor level shall be openable at any time..
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 2012.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The extension hereby approved shall be used only as extended residential accommodation for use in association with the existing dwellinghouse and shall not be occupied separately. The entire curtilage and garden space at the site, including the garden areas to the north (rear) and east (side) of the extension hereby permitted, shall be permanently retained for use by the occupiers of the dwellinghouse as extended.
Reason: Given the layout of the plot and extension and limited areas of garden and parking space, to ensure that the dwelling remains as a single dwellinghouse to avoid an over-intensive form of development and use of the site, which would be likely to affect neighbouring amenities and which may give rise to additional parking requirements. To accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 site location plan
1:500 site layout plan
Existing ground floor plan Drawing No 4018/1
Existing first floor plan Drawing No 4018/2
Existing elevations Drawing No 4018/3
Proposed ground floor plan Drawing No 4018/4 rev B
Proposed first floor plan Drawing No 4018/5 rev B
Proposed elevations Drawing No 4018/6 rev A
Cross section Drawing No 4018/7 rev A
Roof plan Drawing No 4018/200
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:

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

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

15 October 2014