



Havant
BOROUGH COUNCIL

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Mr A Basford
390 Purbrook Way
Havant
PO9 3SH

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

Application Number: APP/14/00101

Site Address: 390 Purbrook Way, Havant, PO9 3SH

Proposal: Replacement of garage roof.

Further to your application received on 30 January 2014 which was valid from 25 February 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 completed on or before 31st August 2014.
Reason: In order to remedy the existing unauthorised alterations made to the garage, in the interests of the appearance and character of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework 2012 and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Unless the Local Planning Authority gives prior written approval for any variation, the external materials to be used for the garage shall comprise as follows:
 - a) For the east side wall - stained timber panels to match the existing boundary fence, and
 - b) For the front (south) wall - stained timber panels to match the front wall of the garage, and
 - c) For the rear (north) wall - stained timber panels to match the rear wall of the garage, and
 - c) For the roof - roofing felt.

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Reason: For the avoidance of doubt and to safeguard the amenities of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The garage hereby altered shall be retained and kept available for the parking of cars and vehicles at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking having due regard to policy DM13 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 and dimensions:

a) The Site Location Plan received by the Local Planning Authority on 25th February 2014.

b) The Proposed Ground Floor Plan received by the Local Planning Authority on 30th January 2014.

c) The Proposed Elevation Plans received by the Local Planning Authority on 30th January and 6th February 2014, and in particular:

i) the highest part of the garage at its western end (along the side wall of the house), shall be reduced so that it is no taller than 3.15 metres in height above the immediately adjoining ground and,

ii) the lowest part of the garage of at its eastern end (along the side fence), shall be reduced so that it is no taller than 2.4m metres in height above the immediately adjoining ground

Reason: For the avoidance of doubt or ambiguity and In order to remedy the existing unauthorised alterations made to the garage, in the interests of the appearance and character of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

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 6573.
- (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.

In this instance:

- Officers provided pre-application advice,
- You were updated about the application when officers visited the site,

Your application was acceptable subject to the conditions attached to this planning permission.

- (5) The applicant is reminded that because the recent alterations to the garage were unauthorised, it is important that the works hereby approved are completed by 31st August 2014, as required by condition 1 of this notice, and in accordance with the other conditions of this permission. A separate letter accompanying this notice requests that you notify officers of the planning team when this has been done.

You are also reminded that the works hereby approved are subject to the separate requirement for Building Regulations Approval.



Mr Chris Murray
Service Manager (Planning Development)

22 April 2014