



Havant
BOROUGH COUNCIL

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Mr Lancaster
Helyer Davies Architects
1 The Old Flour Mill Queen Street
Queen Street
Emsworth PO10 7BT

For: Mr G Lamonby

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

Application Number: APP/14/00567

Site Address: 27 Portsdown Hill Road, Havant, PO9 3JU

Proposal: Removal of detached garage to the front of the property and construction of a ground floor 'hobby' room with adjacent car ports, all canopied under a sedum flat roof, and decking.

Further to your application received on 28 May 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 in the construction of the detached outbuilding and carport shall accord with the material and colour specification provided on approved drawing 13-188_04 Rev A.
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 Prior to the commencement of development full details and specifications of the sedum roof shall be submitted to and approved in writing by the local planning authority. Details shall include the type of sedum mat, the plant specification, maintenance and measures to be undertaken if the sedum roof does not survive within the first year of laying.
Reason: To safeguard the verdant landscape character of the site and surrounding area in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The development hereby approved shall be constructed in accordance with the details and specifications provided in the submitted Arboricultural Impact Study and Method Statement, prepared by Dermot Cox dated 24th May 2014.
Reason: To safeguard the continued health and presence of trees on site and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Prior to the commencement of development, hereby permitted, including site related clearance and demolition the tree protection fencing, as detailed in the supporting Arboricultural Impact Study and Method Statement prepared by Dermot Cox dated 24th May 2014, shall be erected. The fencing shall remain in place until the associated building works are complete.
Reason: To safeguard the continued health and presence of trees on site and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 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:

13-188_01 Rev.A
13-188_03 Rev.A
13-188_04 Rev.A
Arboricultural Impact Study and Method Statement, prepared by Dermot Cox dated 24th May 2014 dfc/14293 Rev.A

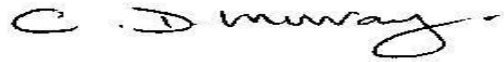
Reason: - To ensure provision of a satisfactory development.

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 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, 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.

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

Mr Chris Murray
Service Manager (Planning Development)

23 July 2014