



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Tutton
Robert Tutton Town Planning Consultants Ltd
23 Romsey Avenue
Fareham
PO16 9TR

For: Mr Rice & Mr McEntee

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

Application Number: APP/12/00752

Site Address: Site of 136 London Road, Waterlooville

Proposal: Erection of single storey rear extension and subdivision of Flat 2 to create 2No. 1 bed flats (amendment to Planning Permission APP/12/00187).

Further to your application received on 20 July 2012, which was valid from 17 August 2012, 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 your application; and
- (ii) The following conditions:

Conditions:

- 1 The conditions imposed in relation to planning applications 07/53680/002A1199 shall continue to apply to this development.
Reason: To ensure a satisfactory form of development having due regard to policies CS9, CS11, CS16, CS17, CS20, CS21, DM11 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy framework.
- 2 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.
- 3 The conditions imposed in relation to planning applications 07/53680/002, APP/11/00199 and APP/12/00187 shall continue to apply to this development.
Reason: To ensure a satisfactory form of development having due regard to policies CS9, CS11, CS16, CS17, CS20, CS21, DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and the National Planning Policy framework.

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- 4 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 The development shall not be brought into use until a minimum of 6 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, Design and Access Statement received 23.07.12
Location Plan Drawing No. L01f
Site Layout drawing No. 1344/10h
Proposed ground and first floor plans Drawing No. 1344/11cx
Proposed second floor and roof plans Drawing No. 1344/12b
Proposed front and side elevations Drawing No. 1344/13b
Proposed rear and side elevations Drawing No. 1344/14b
Proposed site sections Drawing No. 1344/15B

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

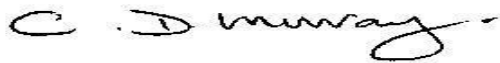
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS9	Housing
DM11	Planning for More Sustainable Travel
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on neighbouring properties, parking and highway issues, residential amenities of residents, the effect on trees, the character and appearance of the area and developer contributions. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

12 October 2012