



Havant
BOROUGH COUNCIL

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Mr Holmes
Tanner & Tilley Planning Ltd
4 Beresford Road
Southbourne
Bournemouth BH6 5AA

For: Goodwill Homes Ltd

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

Application Number: APP/13/01045

Site Address: The Leopard Public House, 31 London Road, Purbrook, Waterlooville, PO7 5LG

Proposal: Construction of single storey side and rear extensions.

Further to your application received on 21 October 2013, which was valid from 25 October 2013, 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 No development including site clearance shall commence on the site until all trees have been protected by fencing as indicated within the Method Statement submitted 12th December 2013. Such fencing shall conform to the following specification in accordance with BS5837 2005. This is to be inspected by the Local Planning Authority's Arboricultural Officer prior to any development, site clearance or excavation works taking place.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework.

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

Location plan received by the Council 25th October 2013

Block plan received by the Council 25th October 2013

Existing elevations drawing number 02 revision A received by the Council 25th October 2013

Proposed elevations drawing number 04 revision A received by the Council 25th October 2013

Existing floor plan drawing number 01 revision A received by the Council 25th October 2013

Proposed floor plan drawing number 03 revision A received by the Council 25th October 2013

Arboricultural Implication Assessment and Method Statement received by the Council 12th December 2013

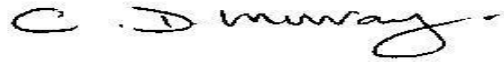
Reason: - To ensure provision of a satisfactory development.

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 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 were updated about issues after the initial site visit.

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

Mr Chris Murray
Service Manager (Planning Development)

18 December 2013