



**Havant**  
**BOROUGH COUNCIL**

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Mr D James  
David James  
1 Alma Street  
Gosport  
PO12 3HS

For: Mr J Monk

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

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**Application Number:** APP/13/00859

**Site Address:** 68 Barncroft Way, Havant, PO9 3AQ

**Proposal:** Conversion of existing two storey side extension to one bedroom end of terrace house. Existing house retained as two bedroom house (terraced) (Revised Application).

Further to your application received on 02 September 2013, which was valid from 10 September 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 development shall not be brought into use until space for the parking of vehicles has been provided within the site and allocated in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B or E of the 1995 Order, as amended, shall be erected within the curtilage of either of the dwellings hereby approved without the prior written approval of the Local Planning Authority.  
**Reason:** In light of the limited amenity space available to the dwellings, this condition seeks to prevent an overdevelopment of the site; and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 The development shall not be brought into use until the garden areas to be provided for each of the dwellings have been enclosed and provided within the site and allocated in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

**Reason:** In the interests of the amenity of future occupiers of the dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Application form received 30 September 2013

Site Location Plan 1:1250 received 2 September 2013

Site Plan Proposed 1/100 received 30 September 2013

Proposed house from existing 2 storey side extension - Existing elevations received 30 September 2013

Proposed house from existing 2 storey side extension - Proposed elevations received 30 September 2013

Proposed house from existing 2 storey side extension - New house floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Original house floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Original house existing floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Existing extension floor plans received 30 September 2013

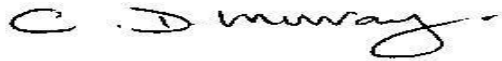
**Reason:** - To ensure provision of a satisfactory development.

#### **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](http://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 sought and were provided with pre-application advice,
  - You were updated about issues after the initial site visit
- (5) You are advised of the Crime Reduction Officer's recommendation that the front door is certificated to PAS24 standard and the windows are certificated to PAS24:2012 (full consultation response available online).

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

Mr Chris Murray  
Service Manager (Planning Development)

05 November 2013