



Havant
BOROUGH COUNCIL

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Mr Jay
The Planning Service
135 North Lane
Clanfield
Waterlooville PO8 0RL

For: Mr Paliotta

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

Application Number: APP/13/01158

Site Address: 72 Forest End, Waterlooville, PO7 7AD

Proposal: Removal of existing garage, lean to and car port and erection of single storey front, side and rear extension, incorporating new garage, utility and plant room.

Further to your application received on 18 November 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement received 18 November 2013
Existing Location Plan, Drwg No. E001 received 18 November 2013
Existing Block Plan, Drwg No. E002 received 18 November 2013
Existing Elevations, Drwg No. E003 received 18 November 2013
Existing Photo Views, Drwg No. E004 received 18 November 2013
Existing Floor Plans, Drwg No. E005 received 18 November 2013
Proposed Block Plan, Drwg No. P001 received 18 November 2013
Proposed Floor Plans, Drwg No. P008 received 18 November 2013
Proposed Elevations, Drwg No. P002 received 18 November 2013

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Proposed Detailed Elevation SE, Drwg No. P003 received 18 November 2013
Proposed Detailed Elevation Rear NW, Drwg No. P004 received 18 November 2013
Proposed Detailed Elevation Side NE, Drwg No. P005 received 18 November 2013

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no windows / doors or other openings shall be constructed within the northern elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 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 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)

10 January 2014