



Havant
BOROUGH COUNCIL

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Mr Dudley
Vivid Design Studio Ltd
Newborne House
51-52 West Street
Chichester
West Sussex
PO19 1RP

For: Knight Homes Ltd

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

Application Number: APP/14/00608

Site Address: Land rear of 40 Queens Road, Waterloo, PO7 7SB

Proposal: Variation of Condition 12 of Planning Permission APP/14/00219 (approved drawings) to allow changes including: split floor levels and associated changes to external design, raising and reducing of parts of roof and raising of patios. Deletion of approved chimneys.

Further to your application received on 10 June 2014, which was valid from 12 June 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 carried out in accordance with the following approved plans:

Arboricultural Implications Assessment and Method Statement - EcoUrban Ltd
Site Location Plan - Drawing No.120051-60
Proposed site plan Drawing No.120051-61
Proposed Floor Plans & Elevations (Plot 1) - Drawing No.120051-62
Proposed Floor Plans & Elevations (Plot 2) - Drawing No.120051-63
Proposed Site Sections - Drawing No.120051-64

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the occupation of either of the houses hereby permitted, details of the type, levels and heights of the means of enclosure at the external boundaries of the site, relative to existing and proposed ground levels and the finished floor levels of the approved houses, shall be submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, neither of the houses shall be occupied until these means of enclosure have been completed.

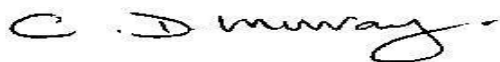
Our Ref: APP/14/00608

This condition shall apply notwithstanding any details regarding the height and type of these means of enclosure which have been previously submitted to or approved by the Local Planning Authority.

Reason: in the interests of clarity, to safeguard the amenities of neighbouring residents by ensuring that the height and type of means of enclosure are adequate to avoid additional overlooking which might otherwise be caused by the changes in levels hereby approved and having due regard to policy CS16 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 Development Control 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 were updated about issues after the initial site visit,
- (5) You are advised that this permission only relates to condition 12 of planning permission APP/14/00219 granted on 17 April 2014 which required development to be carried out in accordance with the approved plans as listed in the condition. The CIL liability and Conditions 1 to 11 imposed by planning permission APP/14/00219 are still valid and should be complied with at all times.



Mr Chris Murray
Service Manager (Planning Development)

07 August 2014