



Havant
BOROUGH COUNCIL

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Miss Hardy
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61 South Street
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For: Ms Herbert
Southern Co-operative

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

Application Number: APP/14/00380

Site Address: 37 London Road, Cowplain, Waterlooville, PO8 8DF

Proposal: Extension and conversion of first floor and part ground floor to create 2No. 1 bed flats.

Further to your application received on 08 April 2014, which was valid from 01 May 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 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 shall not be brought into use until a minimum of 1 parking space for each flat hereby approved has 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 and the National Planning Policy Framework 2012.
- 4 The flats hereby permitted shall not be occupied until the bin store and cycle store shown on drawing No/s 1202 Rev A has been adequately levelled and provided in accordance with those plans, and thereafter retained and used solely for those purposes. Any variation to the approved layout shall first be agreed in writing with the Local Planning Authority.

Our Ref: APP/14/00380

Reason: To ensure the development is completed satisfactorily in all respects and in accordance with approved plans.

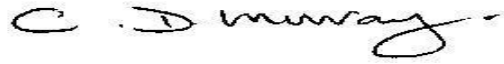
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block plan Drawing nos 1101
Existing plans Drawing nos 1201 rev A
Existing Elevations Drawing nos 1301 rev A
Existing Sections Drawing nos 1401 rev A
Roof plans - Existing & Proposed Drawing nos 1204
Proposed Plans Drawing nos 1202 rev A
Proposed Elevations Drawing nos 1302 rev A
Proposed Sections Drawing nos 1402 rev A

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 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,
 - Amended plans were requested and forthcoming
 - Your application was acceptable as revised and no further assistance was required.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray
Service Manager (Planning Development)

25 June 2014