



Havant
BOROUGH COUNCIL

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For: Mr Sharman

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

Application Number: APP/14/00888

Site Address: 33 The Brow, Waterlooville, PO7 5BY

Proposal: Front and rear extensions to garage and garage conversion to create an annexe.

Further to your application received on 01 September 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 unless the Local planning Authority gives prior written approval for any variation.
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 annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved. If the building is not used as annexe accommodation, it shall only be used for purposes incidental to the existing dwellinghouse (for example as a garage, summerhouse, shed or similar incidental use). It shall not be used or occupied as a separate unit of accommodation nor shall it be used for any business, commercial or industrial purposes whatsoever.

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Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. Given the location of the building, the limited amount of amenity space and on-site parking and the likely increase in activity, noise and disturbance which would result from a non-ancillary form of use, it would be likely that such a use would harm neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The front and rear garden areas of the existing dwellinghouse shall remain as a single curtilage and separate garden areas shall not be formed for exclusive use by occupiers of the annexe.

Reason: To ensure that adequate space is retained for occupiers of the house and the related annexe and to avoid the formation of separate garden areas, plots or curtilages and the intensive use and development of the garden, in the order to safeguard the character of the site and its surroundings and neighbouring amenities in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The parking provision shown by drawing SHAR04 shall be provided prior to the commencement of the use of the annexe hereby approved, and thereafter shall be permanently retained and for the parking of vehicles by occupiers of both the existing dwellinghouse and the annexe.

Reason: To ensure that adequate parking is provided and retained for the house and annexe in the interests of traffic safety and to safeguard the amenities of the locality, having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the annexe building hereby approved, extended and altered shall not be further enlarged, nor shall further additional windows or mechanical ventilation outlets be added into the west side wall or within 1 metre of any boundary 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.

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

SHAR 01A: Proposed Floor Plan. Received on 20th October 2014
SHAR 03A: Proposed Elevations. Received on 20th October 2014
SHAR 04A: Proposed Parking. Received on 20th October 2014
SHAR 05A: Proposed Block plan. Received on 20th October 2014
SHAR 06A: Proposed Site Plan. Received on 20th October 2014
SHAR 07A: Location Plan. Received on 20th October 2014
SHAR 08A: Proposed Levels. Received on 20th October 2014

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 6571.

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- (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 officer's site visit and provided with guidance to enable the submission of amended plans to enable the proposal to be approved with planning conditions.



Mr Chris Murray
Service Manager (Planning Development)

27 October 2014