



Havant
BOROUGH COUNCIL

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Mr Barlow
The Steven Barlow Partnership
81 Manor Road
Kingston
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For: Mr & Mrs Smith

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

Application Number: APP/14/00942

Site Address: 13 Frogmore Lane, Waterlooville, PO8 9QN

Proposal: Erection of single storey side and rear extensions, erection of two storey side and front extension following removal of existing garage; with associated internal alterations.

Further to your application received on 16 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.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the north side elevation, including any part of the roofslopes of 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.

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- 4 The reconfigured window at 1st floor level in the north elevation of the dwelling serving the hall/landing shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of the adjacent dwelling at No 15 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 tree to be felled shall be replaced by 1No. Amelanchier Lamarckii to be planted as shown on the approved Tree Survey Plan drawing No. 0288-14 at a height of at least 1.5 metres when such replacement planting is carried out, unless the Local Planning Authority gives prior written approval for any variation.
Reason: To conserve and safeguard the visual amenities of the locality in accordance with policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The tree felling for which consent is hereby granted and the replacement planting specified in condition 5 above shall be completed no later than the first planting season following the substantial completion of the hereby approved development, or within a year of the felling of the ornate cherry.
Reason: To conserve and safeguard the visual amenities of the locality in accordance with policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along the line shown on the approved Tree Survey Plan drawing No. 0288-14. Such fencing shall conform to the following specification in accordance with BS5837 2012.
Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.
Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out in accordance with the following approved plans:
Block and Location Plans Drawing No. D.0434.004 rev 04
Existing Ground and First Floor Plans Drawing No. D.0434.001 rev 01
Proposed Elevations Drawing No. D.0434.003 rev 05
Proposed Ground and First Floor Plans Drawing No. D.0434.002 rev 05
Tree Survey, Arboricultural Impact Assessment and Tree Method Statement prepared by N.J.Trowell dated 30/10/14
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.
 - (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.
- (1) 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,
- You amended the application to make it acceptable and provided additional information as requested.



Mr Chris Murray
Service Manager (Planning Development)

11 November 2014