



Havant
BOROUGH COUNCIL

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Ms Wawrzyn
75 Nursling Crescent
Havant
PO9 5SR

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

Application Number: APP/14/00550

Site Address: 75 Nursling Crescent, Havant, PO9 5SR

Proposal: Retention of existing outbuilding for use as ancillary living accommodation.

Further to your application received on 23 May 2014, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 ancillary accommodation the subject of this permission shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling no. 75 Nursling Crescent and shall not be used as a separate unit of accommodation.
Reason: There is insufficient amenity and parking space to enable the building to be occupied separately from the existing dwelling and such separate occupation is likely to be out of keeping with and harmful to the character and amenities of the area, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The existing hedge along the east, north and western boundaries of the site, as indicated on the plans and details submitted with this application shall be retained to a minimum height of 2m metres in perpetuity and to a standard consistent with good arboricultural practice, any part of the hedge which is removed, dies or becomes diseased or damaged shall be replaced.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area 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.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the building the subject of this permission shall not be enlarged or extended without the prior written approval of the Local Planning Authority.
Reason: Further development would reduce amenity space and intensify development and its impacts and is likely to be out of keeping with the character and amenities of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The garden areas of the existing dwellinghouse shall be permanently retained for use by the occupiers of both the dwellinghouse and ancillary building hereby approved.
Reason: To ensure that adequate space is retained for occupiers of the house and annexe and to avoid the formation of separate garden areas 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 development hereby permitted shall be carried out in accordance with the following approved plans:
1:1250 location plan
1:500 Block Plan
Photographs - rear, front & side
1:50 plans elevations
1:50 existing and proposed layout plans
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.gvo.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.

(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 met on site to discuss the issues,
- 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)

18 July 2014