



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Macpherson
BSNP
5 Paddington Road
North End
Portsmouth
PO2 0DU

For: Mr Ranscombe

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

Application Number: APP/13/00865

Site Address: 10 Waterside Gardens, Waterloo, PO7 5SY

Proposal: Rear conservatory.

Further to your application received on 03 September 2013, which was valid from 09 September 2013, 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 for the brickwork and window/door frames 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 hereby permitted shall not commence unless and until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This method statement shall demonstrate clearly the impact of the development on the adjacent Alder tree which is subject to a Tree Preservation Order and indicate any mitigation methods that may be required to ensure the short and longer term health of this important tree. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the protection of an important tree in the interests of the character and visual amenities of the area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan Drawing No. 407/11a
Site Plan Drawing No. 407/12
Boundary and Tree Positions Drawing No. 407/03
G/Floor Plans Existing Drawing No. 407/01
West Elevation - Existing Drawing No. 407/07
North Elevation - Existing Drawing No. 407/05
G/Floor Plans - Proposed Drawing No. 407/02
South Elevation - Proposed Drawing No. 407/10
West Elevation - Proposed Drawing No. 407/08
North Elevation - Proposed Drawing No. 407/06
Roof Plan & Section 'A-A' Drawing No. 407/04

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 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:

- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

30 October 2013