Havant
BOROUGH COUNCIL

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For: Mr I Prior

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

Application Number: APP/11/01294
Site Address: 43B Longwood Avenue, Waterlooville, PO8 8JA
Proposal: Single storey side extension to ground floor flat to include raised rooflights and roof material

Further to your application received on 01 August 2011 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 your application.

(ii) The following conditions:

Conditions:

1 The four no. windows in the south-west side wall of the side elevation of the extension hereby approved shall at all times have a minimum cill height of 1.75m above finished floor level and the windows shall not be enlarged without the prior written approval of the Local Planning Authority.
Reason: To protect the amenities of adjoining residential properties and having due regard to policies CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 1.

2 The kitchen window and the lounge window in the side wall of the south-west side elevation of the extension hereby approved (and as shown on the floor plan drawing number P180/3 Rev B), 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 nearby properties and having due regard to policies CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Local Development Framework and Planning Policy Statement 1.

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

- Location plan drawing number P180/1 dated 1st August 2011
- Block plan drawing number P180/2 Rev B dated 7th October 2011
- Existing elevations drawing number P180/4 dated 1st August 2011
- Proposed elevations drawing number P180/5 Rev B dated 7th October 2011
- Existing and proposed floor plan drawing number P180/3 Rev B dated 1st August 2011
- Existing and proposed roof plan drawing number P180/7 Rev A dated 1st August 2011
- Existing and proposed section drawing number P180/6 Rev D dated 7th October 2011

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011
CS16 High Quality Design

National Policies
PPS 1 (Delivering Sustainable Development)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect on the neighbouring properties, the effect on the streetscene and the character of the building. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.

(4) The applicant is reminded that condition 6 of planning permission 05/69563/001 states that:

No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not commence prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: *To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 (D4) of the Havant Borough District Wide Local Plan 1996-2011.*

The applicant should therefore ensure that means of enclosure, including boundary fencing, is retained in a wholly sound and effective condition.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

14 December 2011