



Havant
BOROUGH COUNCIL

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Mr D Treagus
3 The Townhouse
20 Nelson Road
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For: Mr K Poultney

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

Application Number: APP/14/00422

Site Address: 36 Galaxie Road, Waterloo, PO8 9AR

Proposal: Front porch and rear single storey extension.

Further to your application received on 17 April 2014, which was valid from 28 April 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, the roof of the rear extension hereby approved shall not be used as a balcony nor adapted to enable that use at any time.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing 14/291/01 - Plans and elevations
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/14/00422

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 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.

- (5) The applicant is advised that this permission is granted under Planning legislation only. It does not convey any permission to encroach onto, under or over neighbouring property, nor to enter neighbouring land for the purposes of development, for which the separate permission of the neighbouring owner is likely to be necessary.

The applicant is also advised that the Party Wall Act 1996 sets out responsibilities of an owner proposing to carry out works which may affect neighbouring property or the boundary and means of enclosure. Further information can be found at: <https://www.gov.uk/party-wall-etc-act-1996-guidance>



Mr Chris Murray
Service Manager (Planning Development)

23 June 2014