



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 Oliver
The Town Planning Experts
Sanderson Centre
Lees Lane
Gosport PO12 3UL

For: Mrs Tremmil

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

Application Number: APP/14/00463

Site Address: Meadow Lea, Hambledon Road, Waterlooville, PO7 6XB

Proposal: Demolition of existing outbuildings. Construction of detached, single storey annex to provide ancillary living accommodation. (Revised Application).

Further to your application received on 01 May 2014, which was valid from 09 May 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 accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site. It shall not be used as a separate unit of accommodation.
Reason: In the interests of clarity and because the annexe building is not in a satisfactory position to allow for occupation separately from the dwellinghouse, being unrelated to the form and character of existing development in the vicinity and given the limited amenity space, on-site parking and the likely increase or concentrated activity, noise and disturbance which would arise from separate occupation; having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Construction of the annexe building permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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Reason: In the interests of the amenities of the locality 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 existing stables and workshop buildings shown in drawings TREM 02 & TREM 04, shall be entirely demolished prior to the construction of the annexe building hereby approved.

Reason: In the interests of clarity, to control the amount of development and mass of buildings in order to ensure that adequate garden/amenity space is provided retained for the occupiers of the house and annexe and to safeguard the character and amenities of the area and neighbouring residents, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The parking provision to be made within the site for the parking of at least three vehicles, as shown by drawing TREM 05, or any variation thereof which shall first be approved in writing by the Local Planning Authority, shall be provided prior to the commencement of the use of the annexe hereby approved, and thereafter shall be permanently retained and for the parking of vehicles by occupiers of both the existing dwellinghouse and the annexe.

Reason: To ensure that adequate parking is provided and retained for the house and annexe In the interests of traffic safety and to safeguard the amenities of the locality, having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The garden areas of the existing dwellinghouse shall be permanently retained for use by the occupiers of both the dwellinghouse and annexe building.

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.

- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows shall be constructed within the walls or roof of the annexe building, nor shall it be extended 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.

- 8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension to the existing dwellinghouse, nor any building or structure permitted by Part 1, Classes A and E of the Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To control the amount of other development and mass of buildings in order to ensure that adequate garden/amenity space is retained for the occupiers of the house and annexe and to safeguard the character and amenities of the area and neighbouring residents, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 Prior to the commencement of the development hereby permitted plans and particulars specifying the finished levels (above ordnance datum) of both the floor of the proposed annexe building and the surrounding ground levels in relation to existing ground levels shall be submitted to and approved by the Local Planning Authority. The development shall accord with the details thus approved.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 10 Prior to commencement of the development hereby approved, details of an internal fire safety sprinkler system to be installed in the annexe building, shall be submitted to and approved in writing by the Local Planning Authority, and the system shall be installed prior to the occupation of the annexe and permanently maintained thereafter.

Reason: Due to the distance of the annexe from the site access, in the interests of fire safety which may not be covered by Building Regulations in this case, and to accord with policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement
OS Plans ref TREM 04, 05, 06 and 07
Existing and proposed floorplans TREM 01
Existing elevations TREM 02
Proposed elevations TREM 03

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

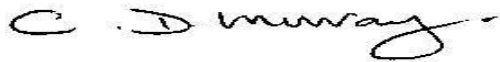
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 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:

- Pre-application advice was given.

- Your application was acceptable as submitted and no further assistance was required.
- (5) A formal application for connection to the public sewer may be required and you are advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel:03303030119) or www.southernwater.co.uk

You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0845 2780845.



Mr Chris Murray
Service Manager (Planning Development)

03 July 2014