



Havant
BOROUGH COUNCIL

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London Road
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For: Mr Simpson

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

Application Number: APP/13/01152

Site Address: 62 Southleigh Road, Havant, PO9 2QJ

Proposal: Two storey rear extension and side dormer, with extended driveway/ parking area, conversion of garage to podiatry consulting office and clinic and new access onto Southleigh Road.

Further to your application received on 18 November 2013 (which was valid from 19 November 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 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 submitted plans all windows at or above 1st floor level in the northern elevation dormer of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times;
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type

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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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until a minimum of 4 parking spaces have been provided within the curtilage of the site in accordance with the submitted details and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The turning space in front of the dwellinghouse shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The podiatry consulting office and clinic hereby permitted shall not open to the public before 10:00 hours or remain so open after 14:30 hours for no more than two days a week or at any time on Sunday or any recognised Public Holiday. It shall operate in accordance with the submitted Statement of Intention in that there will only be a maximum of 4 appointments a day and a gap of at least 20 minutes between each appointment.

Reason: To protect the amenities of nearby residential properties and highway safety having due regard to policies DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The podiatry consulting office and clinic hereby permitted shall be used only as a office/clinic by the occupiers of the main dwellinghouse and as such shall not be used independently of the main dwelling house or for any other business, commercial or industrial purposes whatsoever.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan (Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policies CS16, and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework 2012.

- 8 The garage shall not be converted before the proposed access is constructed and laid out to the Highway Authority standard and in accordance with the approved details.

Reason: In the interests of highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Statement of Intention for Clinic Operating Hours received 10 January 2014

Existing Location Plan Drwg.No. 1339/PL/07 received 18 November 2013

Existing Elevations Drwg.No. 1339/PL/02 received 18 November 2013

Existing Ground & First Floor Plans Drwg.No. 1339/PL/01 received 18 November 2013

Existing Roof Plan and Section Drwg.No. 1339/PL/03 received 18 November 2013

Proposed Elevations Drwg.No. 1339/PL/05 rev A received 10 January 2014

Reason: - To ensure provision of a satisfactory development.

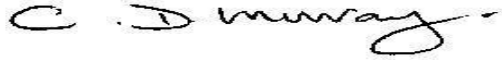
Other Important Information:

- (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:

- You were updated about issues after the initial site visit,
- (5) Any soakaways should be designed and constructed to the standard BRE 365.

- (6) Before undertaking any work which effects a public highway you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

14 January 2014