



Havant
BOROUGH COUNCIL

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Mr McDermott
Fusion TP Ltd
The Sanderson Centre
15 Lees Lane
Gosport PO12 3UL

For: Mrs Tyler

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

Application Number: APP/13/00082

Site Address: 17 Sparsholt Close, Havant, PO9 4AP

Proposal: Construction of a two storey side extension and conversion to 1No. 1 bed and 1No. 2 bed terraced houses, with associated landscaping and parking utilising existing access from Sparsholt Close. (Revised application.)

Further to your application received on 28 January 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, unless agreed otherwise in writing by the Local Planning Authority.
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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site 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.

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

Design and Access Statement
Existing Floor Plans (Drawing Ref. TYLER 01)
Existing Elevations (Drawing Ref. TYLER 02)
Proposed Floor Plans (Drawing Ref. TYLER 03 Rev D)
Proposed Elevations (Drawing Ref. TYLER 04 Rev D)
Block Plan (Drawing Ref. TYLER 05 Rev B)
Location Plan (Drawing Ref. TYLER 06 Rev B)
Proposed Block Plan (Drawing Ref. TYLER 08 Rev C)
Proposed Site Plan (Drawing Ref. TYLER 09 Rev C)
Proposed OS Plan (Drawing Ref. TYLER 10 Rev C)

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

CS16 High Quality Design
DM13 Car and Cycle Parking on Residential Development

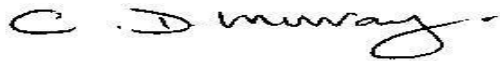
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the effect upon the existing property; the effect upon the streetscene; residential amenity; parking implications; and transport contribution. 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.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) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 25 March 2013 which requires a transport contribution of £1980.

- (5) 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.
- (6) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 sought and were provided with pre-application advice.

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

Mr Chris Murray
Service Manager (Planning Development)

28 March 2013