



Havant
BOROUGH COUNCIL

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Mr L Rosenthal
Rosenthal Design Services Ltd
12 Angelica Way
Whiteley
Fareham PO15 7HY

For: Mr & Mrs Appleton

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

Application Number: APP/13/00826

Site Address: 9 Fairy Cross Way, Waterlooville, PO8 8AU

Proposal: Two storey side extension, to provide a granny annex; single storey rear extension; new front porch; loft conversion to allow living accommodation of second floor level.

Further to your application received on 19 August 2013, which was valid from 05 September 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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall be constructed so as to be integrated with the accommodation of the existing dwelling and shall remain permanently as such thereafter, it shall not be used as a separate unit of accommodation whatsoever.
Reason: Separate accommodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012. It might also generate the need for mitigation of the in-combination impact of new dwellings on designated habitats which is subject to the provisions of the emerging policy DM24

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of the Havant Borough Publication Local Plan (Allocations) Document, October 2013 and the adopted policy CS11 (11) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Prior to the commencement of the development hereby permitted a plan shall be submitted to and approved in writing by the Local Planning Authority to show the provision of at least two vehicle parking spaces, which shall be provided prior to the occupation of the two storey side extension hereby approved and shall thereafter be kept permanently available for the purposes of vehicle parking.

Reason: To safeguard the amenities of the locality and to ensure adequate parking provision for the extended dwelling in accordance with policies DM13 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Havant Borough Local Development Framework and the National Planning Policy Framework 2012.

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

Existing GF plan - DNo. 01
Proposed GF plan - DNo. 02
Existing FF plan - DNo. 03
Proposed FF plan - DNo. 04
Proposed second floor plan - DNo. 05
Existing elevations - DNo. 06
Proposed elevations - DNo. 07

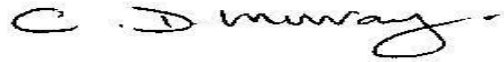
Reason: - To ensure provision of a satisfactory development.

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/pes.
- (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:

- You were updated about issues after the initial site visit.

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

Mr Chris Murray
Service Manager (Planning Development)

31 October 2013