



Havant
BOROUGH COUNCIL

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Mr Shephard
J & J Design
1A King Edward Road
Bedford
Bedfordshire
MK41 9SF

For: Mr Fidler
Solent Business Supplies

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

Application Number: APP/13/00261

Site Address: 2 Marples Way, Havant, PO9 1UH

Proposal: Rear extension to existing warehouse.

Further to your application received on 15 March 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 No development shall commence on site until details of a landscaping and tree planting scheme for the northern site boundary shall have been submitted to, and approved in writing by the local planning authority. The scheme shall specify the position, species and size of trees to be planted, the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.
Reason: To ensure that the appearance of the development is satisfactory, to reduce the impact on potential future residents to the north of the site and having due regard to policies CS11 and CS16 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 J & J Design dated March 2013
Flood Risk Assessment J & J Design dated March 2013
Location Plan Drawing No. 1307/1
Ground Floor/Site Plan Drawing No. 01 Rev B
First Floor and Roof Plan Drawing No. 02
Section and Ground Floor Plan Drawing No. 04
Elevations Drawing No. 05
Letter J & J Design dated 1st May 2013

Reason: - To ensure provision of a satisfactory development.

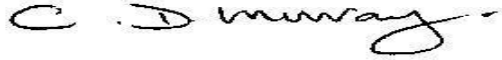
Other Important Information:

- (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:

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

- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 11th June 2013 which requires a Hampshire County Council Transport Contribution of £2432.

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

Mr Chris Murray
Service Manager (Planning Development)

06 August 2013