



Havant
BOROUGH COUNCIL

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For: Mr P Harrison

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

Application Number: APP/13/00375

Site Address: Hopfield House, Maralyn Avenue, Waterloooville

Proposal: Extensions to existing roof, including raising of ridge height to enable provision of two additional flats in roofspace

Further to your application received on 23 April 2013, which was valid from 03 July 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 Construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the provision of new windows, elevation and section drawings at a scale of 1:10 of the windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall thereafter be provided and maintained in accordance with the approved details.
Reason: In the interests of the character and appearance of this attractive building and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 The rooflights hereby permitted shall be of a conservation type in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to their insertion. The rooflights shall thereafter be provided and maintained fully in accordance with the approved details.
Reason: To preserve the special character of the building and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The dwellings hereby permitted shall not be occupied unless and until the garages shown on the Location Plan Serial Number 001084921 have been made available for parking for the residents of the proposed dwellings. Thereafter the garages shall be retained and kept available for parking.
Reason: In the interests of highway safety and having due regard to policy DM13 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The dwellings hereby permitted shall not be occupied unless and until cycle parking and bin storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking and bin storage shall thereafter be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To encourage the use of sustainable transport and to ensure adequate refuge facilities are provided in the interests of amenity and 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 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and 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.
- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

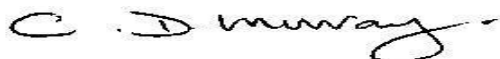
- 10 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan serial number 001084921 received 3rd July 2013
Site Plan received 3rd July 2013
Existing Plans (Basement) Drawing Number 6023.13.1
Existing Plans (Ground Floor) Drawing Number 6023.13.2
Proposed Elevations, Existing and Part Proposed First floor Plan Drawing Number 6023.13.3 received 3rd July 2013
Existing and Proposed Roof Plan, Proposed Section and Roofspace Drawing Number 6023.13.4 Rev A
Existing Section and Elevations Drawing Number 6023.13.5
Design and Access Statement
Amended Certificate B received 3rd July 2013
Agent Letter dated 3rd July 2013
Agent Email dated 9th September 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 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)
11 October 2013

