



Havant
BOROUGH COUNCIL

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Mr Gladman
A. J. Gladman
43 Portchester Road
Fareham
PO16 8AL

For: Mr Ware

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

Application Number: APP/13/00581

Site Address: 121 Stakes Road, Waterloooville, PO7 5PD

Proposal: Loft conversion incorporating rooflights to east elevation and 3No. obscure glazed dormers to west elevation - dormers fitted with restrictors to prevent overlooking but allow for cleaning. (Part retrospective application).

Further to your application received on 13 June 2013, which was valid from 04 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 All windows to the three dormer windows hereby approved to the west elevation of the building shall:-
 - (i) at all times be and remain fitted with obscure glass the particular type 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,
 - and
 - (ii) all side hung windows to each dormer shall be and remain fitted with restrictors to limit the opening to no more than 65mm (20mm past the frame) other than at times when the windows are actively being cleaned,
 - and
 - (iii) all centrally located casements to each dormer shall be permanently fixed shut and unopenable at all times.

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.

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- 2 The development shall not be brought into use until a minimum of three 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.

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

P1 - Site Plan - Received 13 June 2013

P2 - Block Plan - Received 13 June 2013

P3 - Elevations (Existing and Proposed), Floor Plans (Existing and Proposed) and Section Thru Plan Received 13 June 2013.

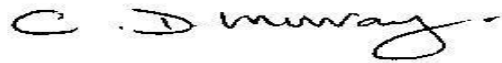
Reason: - To ensure provision of a satisfactory development.

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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit,
- Your application was acceptable as submitted and no further assistance was required.

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

Mr Chris Murray
Service Manager (Planning Development)

21 August 2013