



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

To:
Mrs P Picton
1 Lasham Green
Havant
PO9 5QP

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

Application Number: APP/11/01230

Site Address: 1 Lasham Green, Havant, PO9 5QP

Proposal: Change of use of public amenity land to private amenity land and erection of single detached garage

Further to your application received on 11 July 2011 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 your application.
- (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 building(s) 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 policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and Planning Policy Statement 1.
- 3 No additional or replacement boundary or perimeter treatment shall be erected until details, including location and any accompanying planting have been submitted to and agreed in writing by the Local Planning Authority (LPA). These details shall show the type, materials, height and extent of the boundary treatment. The boundary treatment and planting shall be erected and/or planted and maintained thereafter in accordance with these agreed details unless the LPA gives its written consent to any variation, and this condition shall apply notwithstanding the provisions of any Town and County Planning (General Permitted Development) Order.

Our Ref: APP/11/01230

Reason: To ensure a satisfactory visual appearance in accordance with Policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

- 4 No extension, building, outbuilding or structure permitted by Part 1, Classes A or E of the Town and Country Planning (General Permitted Development) Order 1995, as amended 2008 (or any Order revoking or re-enacting that Order, shall be erected in the area to the south of the existing dwelling house within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: To safeguard the character and amenities of the area, given the relatively conspicuous location of the land, in accordance with policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

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

- Site Plan
- Block Plan
- Garage Plans/Elevations

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS13	Green Infrastructure
CS16	High Quality Design
CS8	Community Safety
DM9	Development in the Coastal Zone

National Policies

PPS 1	(Delivering Sustainable Development)
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The Council considers, having regard to the objectives of these policies and proposals, 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 appropriateness of the design, the effect on the *streetscene*, the effect on the neighbouring properties and highway implications. 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 Civic Offices or by telephoning 023 9244 6015.



Julia Potter
Executive Head of Planning and Built
Environment

05 September 2011