Havant BOROUGH COUNCIL

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Mr P Walker
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For: Mr Lilley

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

**Application Number:** APP/11/00966
**Site Address:** 16 Walton Close, Waterlooville, PO7 7DJ
**Proposal: Division of existing 4 bed house to form 1No. 2 bed and 1No. 3 bed terraced houses, incorporating new vehicular access from Walton Close.**

Further to your application received on 26 April 2011, which was valid from 03 May 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 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of each of the dwellings within 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

4 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with the approved details.
**Reason:** In the interests of highway safety and having due regard to policies CS16 and CS21 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

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

- Red Line Site Plan received on the 21 April 2011
- Block Plan and Parking Layout received 26 April 2011
- Design and Access Statement received 03 May 2011
- Plan 1 Existing Elevations received on the 26 April 2011
- Plan 2 Existing Ground Floor Plans received on the 26 April 2011
- Plan 3 Existing First Floor Plans received on the 26 April 2011
- Plan 4 Proposed Elevations received on the 26 April 2011
- Plan 5 Proposed Ground Floor Plans received on the 26 April 2011
- Plan 6 Proposed First Floor Plans received on the 26 April 2011
- Plan 7 Proposed Section received on the 26 April 2011

**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 District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

| | |
|---|---|
| CS16 | High Quality Design |
| CS21 | Developer Requirements |
| CS9 | Housing |
| DM12 | Mitigating the Impacts of Travel |
| DM13 | Car and Cycle Parking on Residential Development |

National Policies

| | |
|---|---|
| PPG13 | (Transport) |
| PPS 1 | (Delivering Sustainable Development) |
| PPS 3 | (Housing) |

The Council considers, having regard to the objectives of these policies, 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 effect on the character and appearance of the area, 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.

(4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 7 July 2011 which requires a financial contribution of £3,745 (indexed) to be paid towards transport infrastructure prior to development commencing on site.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 February 2012