Havant
BOROUGH COUNCIL

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Mr R Lester
Nationwide Planning & Legal Services
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Stirling Road
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For: Mr C Webb

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

Application Number: APP/11/00928
Site Address: 26 Fir Copse Road, Waterlooville, PO7 5JA
Proposal: Retention of replacement rear conservatory.

Further to your application received on 12 April 2011, Havant Borough Council as Local Planning Authority **Grants Planning Permission Retrospectively** 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 windows in the north facing elevation of the conservatory shall:-

i) at all times be and remain glazed entirely 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) at all times be fixed shut below 1.7 metres from finished floor level of the conservatory.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

2 The windows in the south facing elevation of the conservatory shall within 1 month of the date of this permission :-

i) be fitted and at all times thereafter remain glazed entirely 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) at all times be fixed shut below 1.7 metres from the finished floor of the conservatory, or

iii) be fitted and remain fitted with restricted openings details of which are to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

3 Within 2 months of the date of this permission fencing with a height of 1.8m from the level of the decking shall be erected to the northern site boundary from the rear of the conservatory hereby permitted to the end of the raised decking area unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 Within 2 months of the date of this permission fencing with a height of 1.8m from the level of the decking shall be erected to the southern site boundary from the rear kitchen wall to the end of the raised decking area unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

5 Within 1 month of the date of this permission a means of preventing surface water from the conservatory roof entering the property to the north shall be provided.
Reason: To ensure that the conservatory is adequately drained in the interests of the amenities of the occupiers of the property to the north and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

Location plan, site plan, elevations and ground floor plan Drawing No. 01
Existing floor plans, elevations and sections Drawing No. 1798A
Planning Statement dated 11.04.11
Agents Letter dated 24.11.11

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

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 and the effect on neighbouring properties. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

C. D Murray

Mr Chris Murray
Service Manager (Planning Development)

29 March 2012

Our Ref: APP/11/00928