



Havant
BOROUGH COUNCIL

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Mr Rosenthal
Rosenthal Design Services Ltd
12 Angelica Way
Whiteley
Fareham
PO15 7HY

For: Mr Matheson

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

Application Number: APP/13/00125

Site Address: 20-22 London Road, Purbrook, Waterlooville, PO7 5LJ

Proposal: Two storey rear extension across No.20 and No.22 London Road.

Further to your application received on 06 February 2013, which was valid from 21 March 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 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 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:
Design and Access Statement received 5 March 2013
Location plan received 6 February 2013 Plan No. 7
Existing Ground Floor Plan received 11 March 2013 Plan No.1
Proposed Ground Floor Plan received 11 March 2013 Plan No.2
Existing Elevations Plan received 11 March 2013 Plan No.5
Proposed Elevations Plan received 11 March 2013 Plan No 6
Existing First Floor Plan received 13 May 2013 Plan No.3 (revised)
Proposed First Floor Plan received 13 May 2013 Plan No.4 (revised)
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough Core Strategy 2011

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

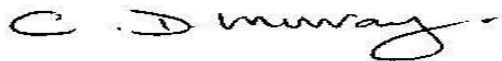
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of effect on neighbours, effect on the character of the existing building and streetscene 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 The Plaza or by telephoning 023 9244 6015.

- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 were updated about issues after the initial site visit and on receipt of representation letters
- (5) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. The proposed development lies close to an existing public sewer and an investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be made as to whether it would be acceptable for the proposed development close to the sewer. Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker - in this case Southern Water. To discuss the matter further, contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688).
- (6) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 24 April 2013 which requires a payment of £2580.60 to the Hampshire County Council Transportation Contributions Policy prior to the commencement of development.



Mr Chris Murray
Service Manager (Planning Development)

16 May 2013