



Havant
BOROUGH COUNCIL

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Mr D Spragg
2 Old Park
Norwood Lane
Graffham
GU28 0QQ

For: Captain G Eades

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

Application Number: APP/12/00646

Site Address: 7 North Close, Havant, PO9 2TE

Proposal: Construction of garage and garden store.

Further to your application received on 26 June 2012, which was valid from 09 July 2012, 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 regards 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan received by the Council on 9 July 2012;
Drawing 43373/02 and Design and Access Statement received by the Council on 26 June 2012.

Reason: - To ensure provision of a satisfactory development.

- 3 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

Our Ref: APP/12/00646

Other Important Information:

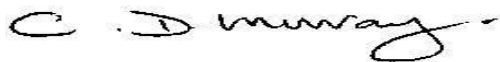
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS16	High Quality Design
DM10	Pollution

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 the effect on the application site, the effect on the street scene, and the effect on neighbouring amenities. 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) The proposed development would be located in close proximity to the sealed main river and any proposed works or structures, in, under, over or within 8 metres of the top of the bank would require a Flood Defence Consent from the Environment Agency. For further information please contact Rob Waite (01962 764897).
- (5) The proposed development would be located within 50 metres of a Protected/Notable Species habitat (Pipistrellus). You are advised to contact the Hampshire Biodiversity Information Centre for further advice on any implications arising from this. For further information please contact Lizzy Peat (01962 832327).



Mr Chris Murray
Service Manager (Planning Development)

31 August 2012