



**Havant**  
**BOROUGH COUNCIL**

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Mr B Mathews  
HDA Projects Ltd  
6 The Old Flour Mill  
Queen Street  
Emsworth  
PO10 7BT

For: Mr & Mrs Dodd

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

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**Application Number:** APP/12/00614

**Site Address:** Hall Place Cottage, South Street, Havant, PO9 1DA

**Proposal:** Conversion of garage to living accommodation; replacement front porch;  
erection of new timber framed summerhouse.

Further to your application received on 14 June 2012, which was valid from 28 June 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 regard to your application, and
- (ii) The following conditions:

**Conditions:**

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the decision notice.  
**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 a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.  
**Reason:** In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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- 3 The development hereby permitted shall not commence until a specification of the types of all windows and doors, including plan, section and elevational details has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

**Reason:** In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2012 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the plans hereby approved, the development hereby permitted shall not commence until a schedule of repair for the annexe and the boundary wall has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2012 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the plans hereby approved the chimney stack at first floor and above must be retained unless agreed otherwise in writing by the Local Planning Authority.

**Reason:** In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2012 and the National Planning Policy Framework 2012.

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

Location plan Drawing no. 01

Existing floor plans and elevations Drawing no. 02

Proposed floor plans and roof plan Drawing no. 03

Proposed elevations Drawing no. 04 Rev A and Drawing no. 20

Proposed section Drawing no. 05

Site plan Drawing no. 06 Rev A

Elevations of proposed summer house Drawing no. 07

Proposed perspectives Drawing no. 08

Plan and elevations for annexe Drawing no. 09

Amended heritage, design and access statement received 3rd August 2012

**Reason:** - To ensure provision of a satisfactory development.

### **Other Important Information:**

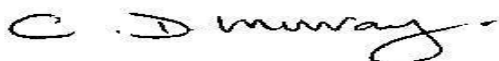
In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

#### **Havant Borough Core Strategy 2011**

|      |                                                                                 |
|------|---------------------------------------------------------------------------------|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design                                                             |
| DM13 | Car and Cycle Parking on Residential Development                                |
| DM8  | Conservation, Protection and Enhancement of Existing Natural Features           |
| DM9  | Development in the Coastal Zone                                                 |

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 appropriateness of the design, the effect on the neighbouring properties, parking and tree issues. 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](http://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.



Mr Chris Murray  
Service Manager (Planning Development)

23 August 2012