



Havant
BOROUGH COUNCIL

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Mr McDermott
Fusion TP
21-23 East Street
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For: Mr Jones

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

Application Number: APP/12/01032

Site Address: 6 Rosemary Way, Cowplain, Waterlooville, PO8 9DG

Proposal: Single storey front and side elevations. (Revised application.)

Further to your application received on 03 October 2012, which was valid from 05 October 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 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS location plan
OS block plan
Existing plans and elevations Dwg No 011012n/1
Proposed plans and elevations Dwg No 011012n/2
Proposed section and roof plan Dwg No 011012n/3

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/12/01032

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
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 the effect on neighbouring properties, the effect on the street scene, and highways. 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) Your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended by Countryside and Rights of Way Act 2000) which relates to the protection of wildlife on development sites. Hampshire [Biodiversity Information Centre](#) have identified Protected species (grass snake) within 50 m. No site clearance should be undertaken that would be in breach of that Act and a licence may be required from Natural England if any species of animal or plant protected by the Act are affected by the proposed development. You are advised to contact Natural England on 0300 060 3900 for further information.



Mr Chris Murray
Service Manager (Planning Development)

22 November 2012