Havant BOROUGH COUNCIL

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For: Mr and Mrs I Smallridge

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

Application Number: APP/11/01523
Site Address: 62B Hart Plain Avenue, Waterlooville, PO8 8RX
Proposal: Conversion of existing double garage to provide living accommodation for elderly relative, incorporating first floor extension with front dormer window. New detached double garage.

Further to your application received on 10 October 2011, 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.
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 Planning Policy Statement 1.

3 The converted garage and first floor extension hereby permitted shall be used only for purposes incidental to the enjoyment of the existing dwellinghouse, which may include occupation by an elderly and close relative of the occupiers of the dwellinghouse. It shall not be used for other forms of occupation nor for any business, commercial or industrial purposes whatsoever without the prior written approval of the Local Planning Authority.
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 Planning Policy Statement 1.

4 No development including site clearance shall commence on the site until all trees have been protected by fencing, as indicated on drawing number 1104/03 Rev C dated 28th November 2011. Such fencing shall conform to the following specification in accordance with BS5837 2005.
Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

6 The soil levels within the root spread of trees / hedgerows to be retained shall not be raised or lowered without the prior written approval of the Local Planning Authority.
Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

7 The detached garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority, and two driveway spaces shall be kept permanently available for vehicle parking, in accordance with the approved plan 1104/03C.
Reason: To ensure the provision and retention of adequate on-site car parking and in the interests of neighbouring amenities in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and having due regard to policies DM13 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed in the front (south), rear (north) or west side elevations of the converted garage, including or first floor extension hereby approved and including the roof of that extension, without the prior written approval of 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, and Planning Policy Statement 1.

9 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan, existing block plan and floor plan drawing number 1104/01 dated 10th October 2011
Existing elevations drawing number 1104/02 dated 10th October 2011
Location plan, block plan, proposed floor plan and protective fencing detail drawing number 1104/03 Rev C dated 28th November 2011
Proposed elevations drawing number 1104/04 Rev A dated 24th November 2011
Design and access statement dated 10th November 2011
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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
DM10	Pollution
DM13	Car and Cycle Parking on Residential Development
DM8	Conservation, Protection and Enhancement of Existing Natural Features

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)

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 neighbours, the effect on the character of the streetscene, the effect on trees and parking. 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.



Mr Chris Murray
Service Manager (Planning Development)

23 December 2011